

## PLANNING COMMISSION AGENDA REPORT

**MEETING DATE: APRIL 9, 2018** 

**ITEM NUMBER:** 

SUBJECT:

PLANNING APPLICATION 18-09 FOR A MEDICAL MARIJUANA MANUFACTURING

AND DISTRIBUTION FACILITY (HEALING PLANT) AT 1685 TORONTO WAY

DATE:

**MARCH 29, 2018** 

FROM:

PLANNING DIVISION / DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT:

**MEL LEE, AICP (714) 754-5611** 

mel.lee@costamesaca.gov

#### DESCRIPTION

Planning Application 18-09 is a request for a Conditional Use Permit (CUP) for a Medical Marijuana manufacturing and distribution facility (The Healing Plant) within an existing 22,173-square-foot industrial building. The proposed facility would include preparation, extraction, manufacturing, processing, packaging, staging, storage, and distribution of cannabis products, including non-alcoholic carbonated beverages and edibles, and ancillary office areas. The facility will be staffed by at least 12 employees. The initial hours of operation are proposed to be from 7 AM to 7 PM, daily, increasing to a 24-houra-day operation if demand warrants. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation of marijuana, or medical marijuana dispensary, is permitted.

#### APPLICANT/AUTHORIZED AGENT

The applicant/authorized agent is Robert Taft Jr., representing Jorge Burtin Trust, the property owner.

#### RECOMMENDATIONS

- 1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Existing Facilities); and
- 2. Adopt a Resolution to approve Planning Application 18-09, subject to conditions of approval.

#### **BACKGROUND**

#### **Project Site/Environs**

The subject site is located on the south side of Toronto Way, east of Cadillac Avenue. The property contains a vacant 22,173-square-foot industrial building constructed in 1978, most recently occupied by a special events warehouse and distribution center (BTB Event Productions). The property is zoned MP (Industrial Park) and has a General Plan Land Use Designation of Industrial Park. The site immediately adjacent to the subject property (1675 Toronto Way) was approved for a marijuana manufacturing and distribution facility by the Planning Commission on March 5, 2018 (Nature's Market). There are no open Code Enforcement cases on the property.

Per the current requirements of Measure X, the subject property is not located within a 500-foot radius of Moon Park (according to City maps, the subject property is approximately 1,250 feet from Moon Park).

#### City of Costa Mesa Medical Marijuana Measure (Measure X)

On November 8, 2016, voters approved Measure X, also known as the City of Costa Mesa Medical Marijuana Measure. Measure X allows the following medical marijuana-related uses: distributors, manufacturers, processors, research and development laboratories, as well as testing laboratories and transporters. These uses may only be located in specific Industrial Park (MP) and Planned Development Industrial (PDI) zoned properties north of South Coast Drive, west of Harbor Boulevard, excluding the South Coast Collection (SOCO) property located at 3303 Hyland Avenue. Additionally, such businesses may not be located on any property within 500 feet of Moon Park at 3377 California Street. Measure X prohibits the sale and cultivation of marijuana anywhere within the City.<sup>1</sup>

#### Medical Marijuana Approval Process

Under Measure X, medical marijuana uses are required to obtain all of the following approvals before conducting business within the City:

- 1. A Medical Marijuana Business Permit;
- 2. A Conditional Use Permit; and
- 3. A Business License. Measure X imposes a 6 percent annual gross receipts tax on any marijuana business.

#### Planning Application PA-18-09

Medical Marijuana Business Permit (Part 1)

Per the process described above, the applicant applied for a Medical Marijuana Business Permit for a Medical Marijuana manufacturing and distribution facility on December 19, 2017. The Business Permit application was reviewed by the Community Improvement Division (CID). Review of the Medical Marijuana Business Permit included a background check of the proposed business owner(s) and/or corporation with each owner/officer of

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<sup>&</sup>lt;sup>1</sup> The Zoning Code, with limited exceptions for personal cultivation as mandated by Proposition 64, also prohibits dispensaries, sales and cultivation. See\_CMMC § 13-200.84.

the company being required to complete and pass the background check, as well as the required submittal of a business plan and a security plan. Once the above items were approved by City staff, a Notice to Proceed letter was issued. The Notice to Proceed letter allows an applicant to file an application for a CUP and was issued for this application on February 6, 2018.

Medical Marijuana Business Permit (Part 2) and Business License (if CUP Approved)
Upon approval of a CUP, the applicant would begin the remaining steps of the Medical Marijuana approval process, which include obtaining any required building and fire safety permits and inspections. Upon completion of all of the above steps, the Medical Marijuana Business Permit would be approved. To complete the approval process, the applicant must receive a business license from the City. After approval of the Medical Marijuana Business Permit, the CUP, and the business license, as well as the necessary permit issued by the state Bureau of Cannabis Control, the applicant may begin operation. A Medical Marijuana Business Permit approval is good for a two-year period and may be renewed for additional two-year periods provided it is extended prior to expiration of the approval period. During the two-year permit period, the CID, along with other City staff, will conduct site visits to verify the operation is compliance with all Conditional Use and Business Permit requirements. Violations identified during these site visits, including failure to renew their business permit, may be grounds for the revocation of the Business and/or Conditional Use Permits.

#### **ANALYSIS**

#### **Proposed Use**

The applicant is proposing to use the tenant space for marijuana preparation, extraction, manufacturing, processing, packaging, staging, storage, and distribution of cannabis products, including non-alcoholic carbonated beverages and edibles, and ancillary office areas. The facility will initially be staffed by 12 employees plus the owner, but could increase to 24-40 employees. The hours of operation are proposed to be from 7 AM to 7 PM, daily, increasing to 24-hour-a-day operation, if demand warrants. Interior tenant improvements (demolition, new interior walls, and installation of equipment) will be made to the building to accommodate the proposed use. Security measures for the proposed use include: a video surveillance system, a monitored burglar alarm system, security lighting at all exterior exits and employee card readers. A detailed security plan was submitted to the Development Services Department as part of the Medical Marijuana Business Permit and reviewed by HdL, the City's security consultant.

The attached project description provided by the applicant, which has also been reviewed by HdL, includes more detail regarding the above described activities and the areas within the building where these activities are to occur.

#### GENERAL PLAN AND ZONING CODE CONFORMANCE

#### Conformance with the City of Costa Mesa General Plan

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa for the next two decades. This vision focuses on protecting and enhancing Costa Mesa's diverse residential neighborhoods,

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accommodating an array of businesses that both serve local needs and attract regional and international spending, and providing cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives, and policies contained in this Plan.

The following analysis evaluates the proposed project's consistency with specific policies and objectives of the 2015-2035 General Plan.

1. **Policy LU-1.1:** Provide for the development of a mix and balance of housing opportunities, commercial goods and services and employment opportunities in consideration of the need of the business and residential segments of the community.

**Consistency:** The proposed use will provide a new entrepreneurial business in Costa Mesa as allowed under Measure X and provide new employment opportunities in the community.

2. **Policy LU-3.1:** Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities.

**Consistency:** The proposed use is not located near any residentially-zoned properties. Therefore, the use is consistent with the General Plan Policy.

3. **Policy LU-6.15:** Promote unique and specialized commercial and industrial districts within the City which allow for incubation of new or growing businesses and industries.

**Consistency:** The proposed use is part of a growing industry and is proposed in a location as specifically identified for such uses by the City's electorate through Measure X. Therefore, approval encourages new businesses and entrepreneurial opportunities in an area of the City identified for such by local voters.

#### Conformance with the Zoning Code

It is staff's opinion that the proposed use, as conditioned, meets the intent of the City's Zoning Code with regard to the MP zone, as the use would entail manufacturing and distribution within an existing industrial building zoned for that use. Manufacturing and distribution related to medical marijuana requires approval of a Conditional Use Permit.

#### JUSTIFICATIONS FOR APPROVAL

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project, based on the following assessment of facts and findings which are also reflected in the draft resolution.

#### Required Findings

- The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area. The proposed use is a manufacturing use and, with the recommended conditions of approval, will be consistent with the other warehousing and manufacturing uses in the immediate vicinity. Compliance with the conditions of approval, as discussed in the following section, will allow this use to operate with minimal impact on surrounding properties and uses.
- Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The proposed use is within an existing building and is consistent with the MP zoning of the property and the properties immediately abutting the site. Compliance with the recommended conditions of approval and code requirements will ensure that the project is not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.
- Granting the conditional use permit will not allow a use, density or intensity which is
  not in accordance with the General Plan designation and any applicable specific plan
  for the property. The use is consistent with the General Plan goals and policies as
  discussed earlier in this report. The proposed use is within an existing building and
  there are no proposed additions to the building; therefore, there is no change to
  density or intensity. In addition, the proposed use is a permitted use in the industrial
  zone.

#### Conditions of Approval

More than 30 conditions of approval are included in the Administrative Regulations for uses subject to Measure X, beyond standard conditions of approval for CUPs. These new conditions were developed specifically for Medical Marijuana uses. New conditions include, but are not limited to, the following:

- Business identification signage shall be limited to that needed for identification only. Business identification signage shall not include any references to marijuana, whether in words or symbols. All signs shall comply with the Costa Mesa Municipal Code. (Condition Number 7).
- Cannabis shall not be consumed on the premises at any time, in any form. (Condition Number 14).
- No outdoor storage of cannabis or cannabis products is permitted at any time.
   (Condition Number 15).
- Persons under the age of twenty-one (21) years shall not be allowed on the premises of this business, including employees of the business. (Condition Number 18).
- No cannabis or cannabis products, or graphics depicting cannabis or cannabis products, shall be visible from the exterior of this property, or on any of the vehicles owned or used as part of the medical marijuana business. (Condition Number 20).
- All employees must wear an identification badge while on the premises of the business, in a format prescribed by the City Manager. (Condition Number 25).

- The business must obtain any and all licenses required by state law and/or regulation prior to engaging in any cannabis activity at the property. (Condition Number 30).
- The Conditional Use Permit may only be amended by following the same procedure and fee schedule as required for the initial approval, and may not be modified by a Minor Conditional Use Permit. (Condition Number 33).

#### Completion of the Medical Marijuana Business Permit and Business License

As noted above, obtaining approval of the CUP is only part of the process involved with obtaining a Medical Marijuana Business Permit and commencement of business operations. If the CUP is approved by the Planning Commission, the applicant will be required to obtain the necessary final approvals from CID, Building Safety, Fire Prevention, and the Finance Department in order to finalize the Medical Marijuana Business Permit and obtain a business license from the City. Additionally, the applicant must also receive approval from the State of California to operate the business.

#### **ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 for Existing Facilities. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.

#### **LEGAL REVIEW**

The draft resolution has been reviewed and approved as to form by the City Attorney's Office.

#### **PUBLIC NOTICE**

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

- Mailed notice. A public notice was mailed to all property owners within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map.)
- 2. On-site posting. A public notice was posted on each street frontage of the project site.
- 3. Newspaper publication. A public notice was published once in the Daily Pilot newspaper.

As of the date of this report, no written comments have been received from the public. Any public comment(s) received after the date of this report but prior to the Planning Commission hearing will be provided separately.

#### **ALTERNATIVES**

 Approve PA-18-09 subject to conditions of approval. The Planning Commission may suggest specific changes that are necessary to alleviate concerns raised at the public hearing regarding the proposed use. If any requested changes are

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substantial, the item should be continued to a future meeting to allow for a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised resolution incorporating new findings and/or conditions.

2. <u>Deny the project</u>. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application and provide facts in support of denial and direct staff to return to the Planning Commission at its next meeting with a Resolution for denial to be placed on the Commission's consent calendar. If the project were to be denied, the applicant could not submit substantially the same type of application for six months.

#### **CONCLUSION**

The use, as conditioned, reflects a use that is consistent with the intent of the Zoning Code, the City's General Plan, and the City of Costa Mesa Medical Marijuana Measure (Measure X). Therefore, staff recommends approval of the request.

MEL LEE, AICP

Senior Planner

BARRY CURTIS, AICP

Director of Economic and Development

Services

Attachments:

- 1. Vicinity, Zoning, and Notification Radius Map
- 2. Site Photos
- 3. Applicant's Project Description
- 4. Draft Planning Commission Resolution
- 5. Conceptual Plans

Distribution:

Director of Economic and Development Services

Assistant Director of Development Services

Assistant City Attorney Director of Public Services

City Engineer

Transportation Services Manager

Fire Protection Analyst

File

Applicant:

Robert Taft Jr.,

2973 Harbor Boulevard #350

Costa Mesa, CA 92626

Owner:

Jorge Burtin Trust

2543 Monaco

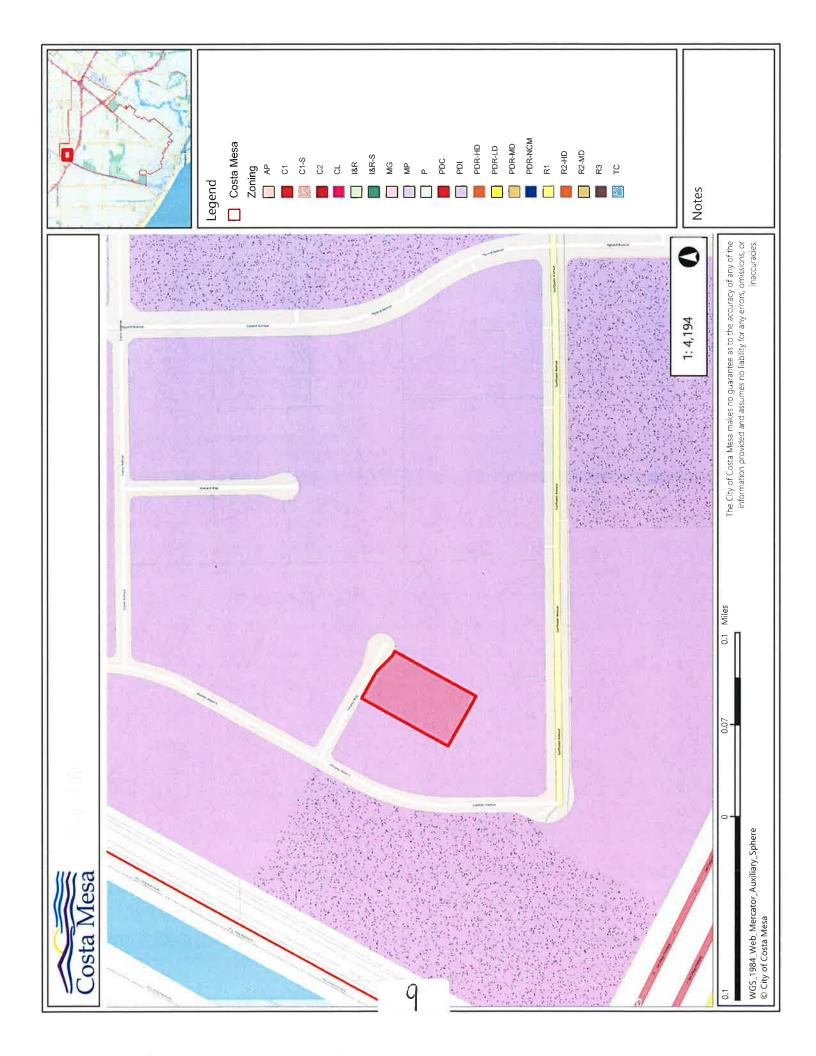
Laguna Beach, CA 92651

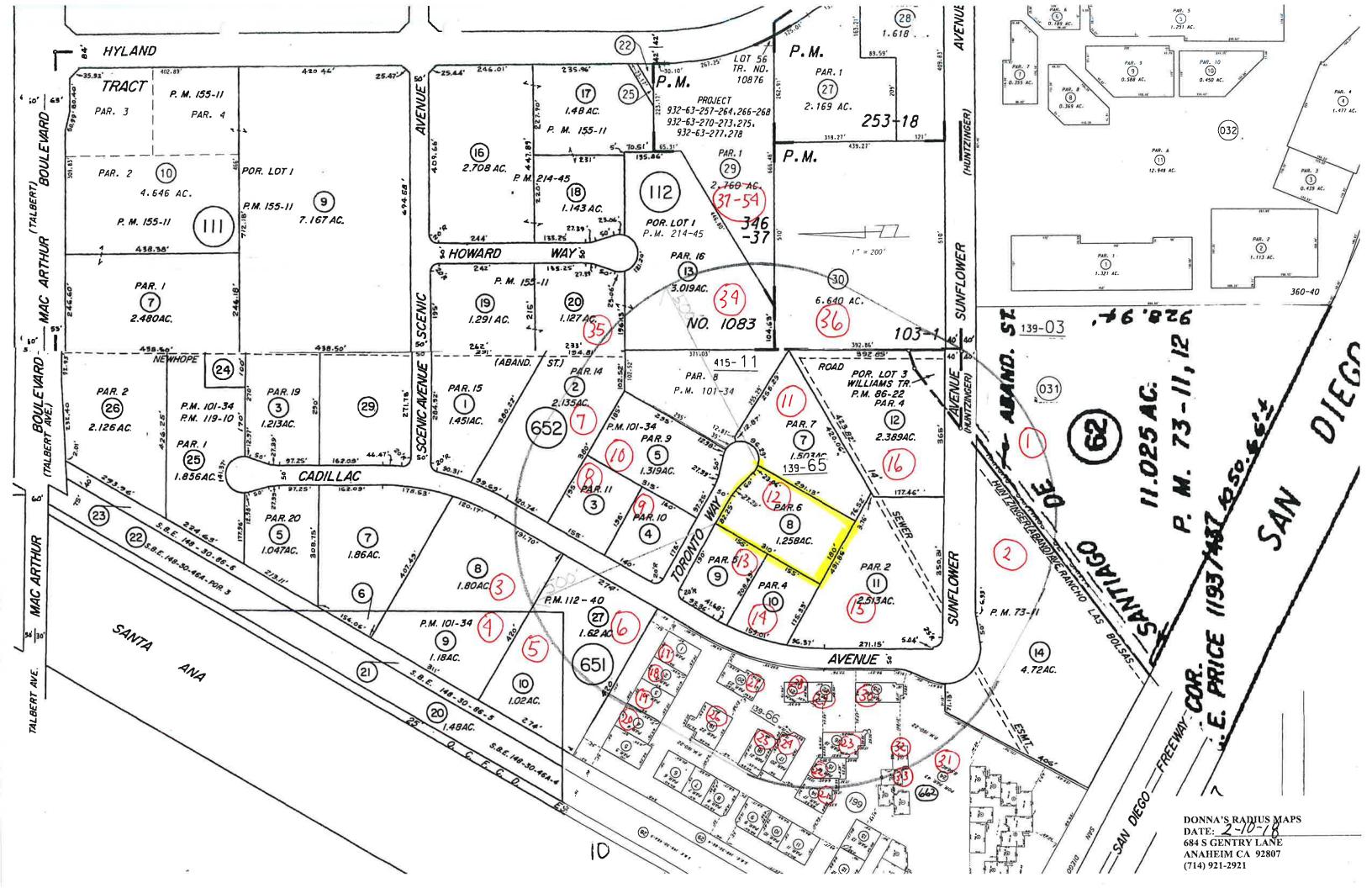
# ATTACHMENT 1

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Costa Mesa

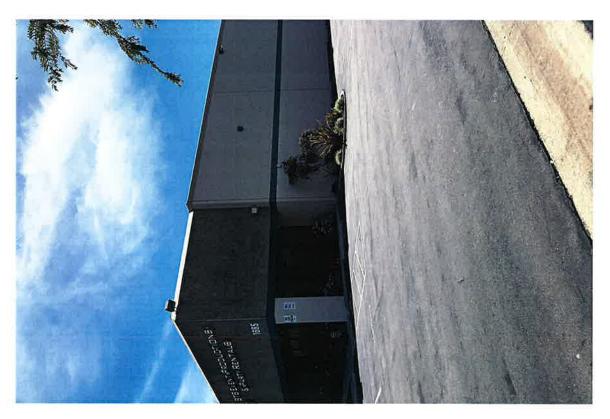






## **ATTACHMENT 2**













#### **Conditional Use Permit Letter**

ATTACHMENT 3

Applicant Name: Toronto Way Partners, Inc.

**Business Entity:** Corporation

Operators Business Name: The Healing Plant

Business and Operations Address: 1685 Toronto Way Costa Mesa, CA 92626

**APN**: Parcel 139-652-08

Square Feet: 22,173 square feet

Year Built: 1978

Construction Type: (E) TYPE IIIB, NON-RATED; FULLY SPRINKLED, ONE STORY BUILDING

Occupancy: F-1 and H2 Room

Business Description: Licensed and Permitted Distributor and Manufacturing/Processing of Cannabis.

#### Types of marijuana business seeking permit in the city of Costa Mesa:

1. A Medical Marijuana Distributor and Manufacturing / Processing

#### Types of California State License:

1. Type 11: Distribution and Type 6 & 7 Manufacturing

#### Notice to Proceed and Background Check Clearance Letter:

✓ Operator has successfully applied, received rigorous scrutiny, and received notice on February 6, 2018.

#### Cost Mesa Business License:

✓ Operator to apply after CUP approval, prior to operations as the process requires.

**PRIOR LAND USE**: Property originally entitled in 1978 and built in 1978. Recently Operated as a Special Events Warehouse and Distribution Center

**PROPOSED USE**: Manufacturing, Processing and Distribution of Cannabis products.

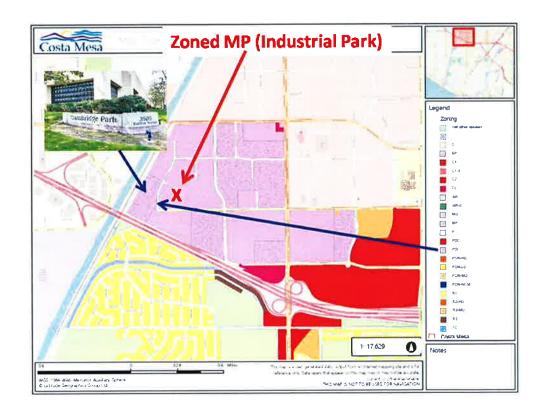
**REVISED March 14, 2018** 

### PARKING:

## PARKING REQUIREMENT

HEALING PL	ANT PARKING REQUIREMENT		COSTA MESA	
OCCUPANCY	AREAS	AREA	TABLE 13-89	COUNT
В	ADMIN AREA, OFFICE RESTROOM, BREAK	2,640	4 PER 1000	7
F-1	AREA A: LAB MANUFACTURING	2,428	3 PER 1000	6
F-1	AREA A: LAB PREP ROOMS	1,322	3 PER 1000	3
F-1	AREA B: STORAGE WAREHOUSE	2,310	4 PER 1000	6
F-1	AREA C: BOTTLING	3,513	3 PER 1000	9
F-1	AREA D: PACKAGING	3,730	3 PER 1000	9
F-1	CORRIDOR	1,813		5
F-1	COMMON RESTRM, CORRIDOR	603		2
F-1	KITCHEN	300	3 PER 1000	1
F-1	DISTRIBUTION	3,514	3 PER 1000	9
	TOTAL AREA	22,173		55

**ZONING**: Property **Zoned as MP** (Industrial Park)



## **Measure X**







X-City of Costa Mesa, The City of Costa Mesa Medical Marijuana Measure
Completed Precincts: 66 of 66

	Vote Count	Percentage	
Yes	19,870	54 2%	<ul> <li>More votes than any one</li> </ul>
No	16,786	45.8%	

## **SUMMARY**

- City Sponsored Voter Initiative passes with 54%
- Removes Prohibition
- Allows Permissive Medical Marijuana Uses of:
  - 1. Research & Development
  - 2. Analytical Testing
  - 3. Processing
  - 4. Manufacturing
  - 5. Distribution
  - 6. Transportation
- Reaffirms Existing Bans
  - Dispensaries & Cultivation



Council Candidate

#### **SITE HISTORY:**

<u>Event Manufacturing & Distribution Facility</u>: Building most recently operated as BTB Events , Manufacturing and Distribution Facility for Special Events. There are several other Distribution Facilities in the Measure X Zone such as Fed-Ex and manufacturing like Sneider Electric





#### PRIOR USE



### Manufacturer, Warehouse and Distributor

UFP Technologies is a critical link in the value chain between raw material suppliers and OEMs. We specialize in creating custom packaging, component and product solutions for the following markets: medical, automotive, aerospace, defense, industrial, electronics and consumer.

## **Building 1685 Toronto Way** is a 22,222 sf building located in the Measure X Zone





## **INTERIOR PICTURES**





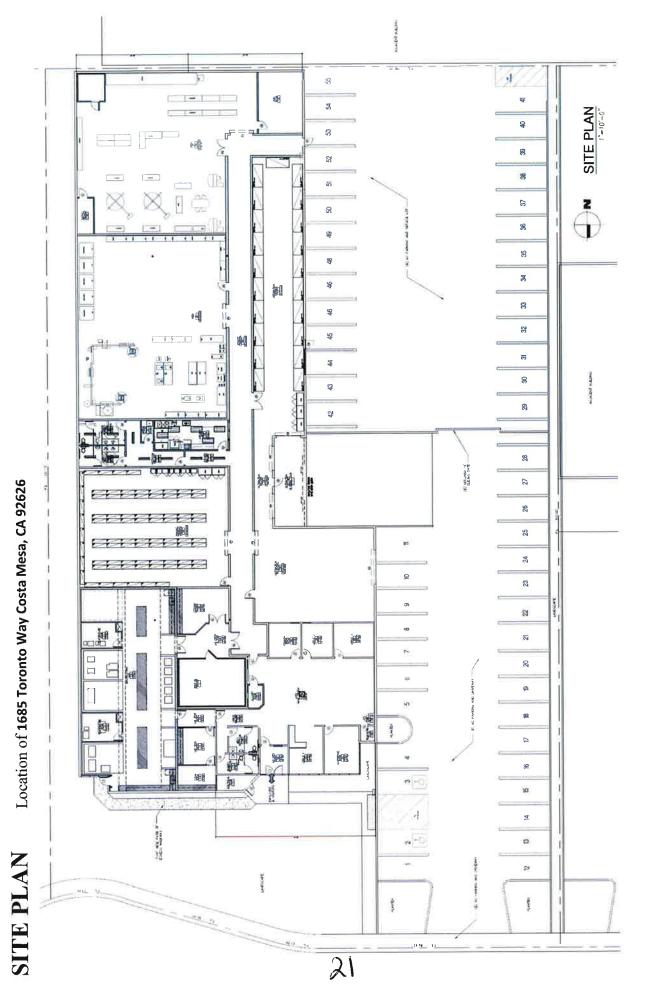
Moon Park: Measure X has a provision prohibiting any use to be conducted within 500 feet of Moon Park.

Finding:1685 Toronto Way Costa Mesa, CA 926247 exceeds the 500-foot requirement

### THE HEALING PLANT: 1685 Toronto Way Costa Mesa, CA 92626

More Than 500 Feet from Moon Park





THE HEALING PLANT: 1685 Toronto Way Costa Mesa, CA 92626



#### **OPERATING REQUIREMENTS & STANDARDS:**

Company has received approval of a Medical Marijuana Business Permit. During that rigorous review, many required document and signatures we required, the Operator wrote an approved Business Plan, an approved Safety Plan and an approved Security Plan. The Operator has paid \$21,525 for the Marijuana Business Permit Application Fee and \$300 per Background Check of owners / principles.

The Measure X Zone is a small geography with concentrated cannabis uses. This geography has physical boundaries like the 405 and Santa Ana River. The Medial Marijuana Business Permit Application went into extensive detail. For safety and security purposes, we offer the following information to demonstrate we are complying with and exceeding the requirements of Measure X:

<u>PROJECT LOCATION:</u> Measure X Zone is a small geography located in the North West corner of Costa Mesa. These boundaries are the 405, Santa Ana River, MacArthur Blvd and Harbor Blvd.

This project is located within Cambridge Park, an Industrial Condo Complex tucked in the corner of the Zone, up against the 405 and Santa Ana River.

With the concentration of Cannabis use, this allows the several cannabis uses to improve security on their own property, and work together as a group to increase the security in the Measure X Zone.

#### **COMPLIANCE WITH LAWS:**

It is the responsibility of the owners and operators of the medical marijuana business to ensure that at all times, operating in a manner compliant with all applicable state and local laws, and any regulations promulgated there under.

#### **SECURITY**:

The company has previously submitted an extensive Security Plan to the City for rigorous review and approval.

This is a highlight of the extensive Security Plan:

#### Measure X Specific Requirements:

(b)(1)

- (i) Established limited access areas accessible only to medical marijuana personnel.
- (ii) All medical cannabis and medical cannabis products shall be stored in a secured and locked room and will be kept in a manner as to prevent diversion, theft of loss
- (iii) sensors will be installed to detect entry and exit from all secure areas
- (iv) a professionally installed alarm system will be monitored and maintained
- (v) all bars installed only on the interior of the building
- (vi) security personnel will be licensed by the California Bureau of Security and Investigative Services Personnel
- (vii) business has the capability to remain secure and operational during a power outage. All doors will not be released during a power outage

#### **Monitored Burglar Alarm:**

Installed by a licensed professional, the Intrusion alarm will provide 24/7 monitoring in remote areas where staff is not always present. The alarm sensors include door/window contacts, motion detection. These alarm sensors systems will be monitored after hours.

#### Security Lighting:

- Lighting will be provided at all exterior exit doors with a minimum 1-FC lumen.
- Perimeter building lighting will be utilized as crime prevention solution
- Exterior led lighting will serve as a crime deterrent as well as to aid in monitoring of the CCTV system.

Doors and windows will have contacts placed, if broken alarm and siren is activated, security and 24/7 monitoring company notified.

#### Surveillance:

• The standard will be that surveillance cameras will monitor all locations where cannabis is present

All cameras will be of adequate quality, color rendition, night vision and resolution to identify all individuals on property or adjacent to the exterior of the property. Cameras will record 24/7, daily. Cameras recording system will be able to play back quality suitable for viewing up to 180 days. No objects will be placed to obstruct cameras view. Cameras will be placed strategically on the exterior of building to view and record all ingress and egress of all vehicles, staff and visitors. Cameras will be placed to view and record all activity in parking lots. Cameras will be placed inside building to record and identify all personnel in warehouse and rooms. Recording system will be housed in a designed, locked and secured room with access to authorized employees with access cards. A sign in sheet with date and time will be completed and maintained when recording room is entered by service personal. Recording system will be serviced and inspected every quarter. Camera monitors will be reviewed and inspected daily for any camera malfunctions by Managers and security.

#### **Controlled Access:**

• Security features installed to control access to the facility. While inside the facility, access to areas containing cannabis will be controlled with technology, operating procedures and training.

All Access controls devices to be placed, will consist of electrical, mechanical devices create a perception of risk to offenders and deny them access to targets and escape routes providing a safe and secured environment. Access control will provide locked, secured doors with capability of tracking all employees with a date and time upon entry to any room. Control access will also allow only authorized personnel to certain rooms. All employees will be assigned their own identification number.

#### All Product Stored in a Secured and Locked Room:

• All cannabis will be stored in a secured authorized access only room.

#### **Crime Prevention:**

- Quarterly meetings with operators, community, property managers, City Staff and Costa Mesa PD
- With some generic exhibits

#### Notification of City Manager within 24 Hours:

Per Measure X, company will notify City Manager within 24 hours of significant discrepancies during inventory. For diversion, theft, loss or criminal activity. For the loss or unauthorized alteration of records related to cannabis.

#### Visitor Security

Visitors are not allowed into the facility without appointment and first being identified at the front entrance. Every visitor and their vehicles are video recorded. The video is stored for 180 days.

Once inside the facility, the visitor must sign in. The Visitor must be accompanied by an Employee at all times. Video surveillance will monitor visitors at all times, including their exit from the facility and property.

Visitors may enter the facility, and the must sign-in when entering Limited Access Areas. Referring to page 27, visitors may enter "Zone 1 Office without signing in.

#### **Employee Identification Badges**

City issued Employee Identification Badges will be worn at all times while employee is on the premises.

ID Badges will be worn: visible, on the outer most clothing, at or above the waist.

#### **SAFETY PLAN:**

#### Under separate cove

#### **Odor Control:**

As required by Measure X, there will be no detectable cannabis odor on the exterior of the premises.



State of the art carbon filters that scour the air to make it clean of dust, foreign particulates, organic compounds and odors. Carbon Filters are professional-grade systems designed to meet the demands of commercial applications.

#### Records and Recordkeeping:

As required by Measure X and state requirements, the business will utilize an industry standard Track & Trace system to ensure compliance, prevent diversion and inversion, and be Cole Memo compliant.

This system will track and trace all cannabis, from the time it is acquired, through the manufacturing and distribution process until a final destination to a licensed permitted dispensary or manufacturer, including all cannabis waste.

This is the same system that will track, trace and report revenue from which the City's Tax payments will be supported.

#### **Audits & Tax Compliance**

Maintenance of Records and Audit Process as required by State and Local Cannabis Ordinances and Legislative actions. COMPANY will utilize a state of the art Track and Trace system provides full supply chain management and will be the basis of BOE and other agency reporting, auditing and payments as required.

#### Marijuana Tax:

This business shall pay an annual business tax of 6% based on gross receipts of the business, unless modified by City Council.

#### **OPERATIONAL INFORMATION**

Operation plans have been shared in great detail and approved under the Medical Marijuana Business Permit Application process.

#### Noise:

We do not anticipate any operational requirements that will generate noise traveling beyond the property.

#### Employees:

At launch, the operation will have (12) employees plus an Owner. As the business grows, the Company will add an additional (12) employees, totaling 24 maxing out at a total of 40 for Manufacturing and Distribution. At maximum employee count, there will be multiple shifts.

#### **Hours of Operation:**

- Launch: 7 am to 7pm Monday to Saturday
- Expansion: As market allows, add shifts to 24/7 (Some SOP's require 24 hour run times)

#### **POS System:**

Operations will have all necessary equipment and technology to meet and exceed Track & Trace, anti-diversion / inversion and be Cole Memo compliant.

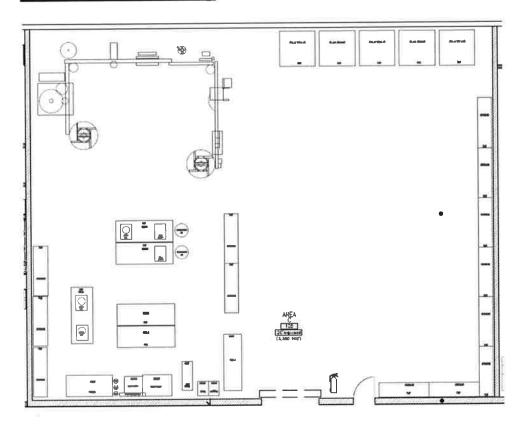
#### Floor Plan Elements:

OCCUPANCY	AREAS	SIZE (SQ FT)
В	ADMIN AREA, OFFICE RESTROOM,	2,640
F-1	AREA A: LAB MANUFACTURING	2,428
F-1	AREA A: LAB PREP ROOMS	1,322
F-1	AREA B: STORAGE WAREHOUSE	2,310
F-1	AREA C: BOTTLING	3,513
F-1	AREA D: PACKAGING	3,730
F-1	CORRIDOR	1,813
F-1	COMMON RESTRM, CORRIDOR	603
F-1	KITCHEN	300
F-1	DISTRIBUTION	3,514
	GROUND SUB-TOTAL	22,173

<u>NOTE</u>: Page 15 through 18: Site Diagrams – For fire safety reasons, Fire and Building may require all doors used to exit: Zone 3 Lab, Zone 4 Secure Storage, Zone 8 Kitchen, Zone 5 Bottling, Zone 6 Packaging may be required to swing towards egress (outward)

## Manufacturing Equipment: Type & Purpose

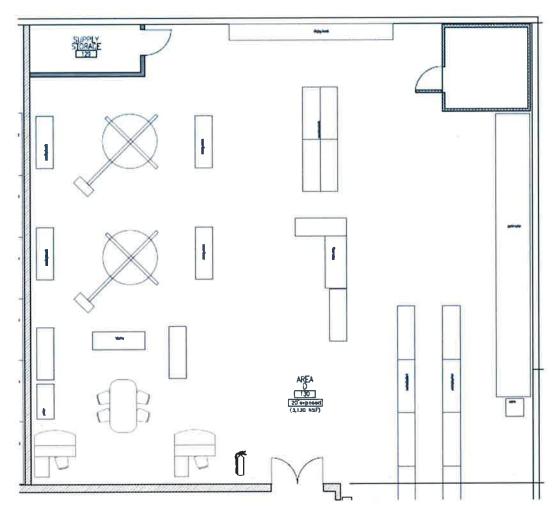
## **Zone 5 Bottling**



A bottling line will be introduced where cannabis will be infused and bottled.

No solvents and no open flame

## **ZONE 6 Packaging**



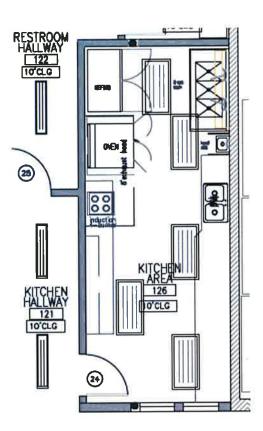
Zone where packaging will occur. All Finished goods will be packaged

The equipment in this room with be Vape Pen Filling Machines.

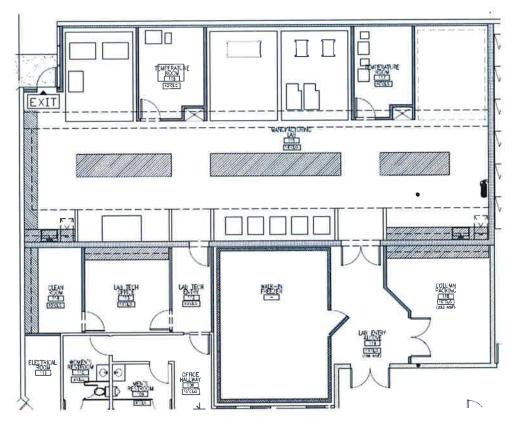
No solvents, no open flame

## **ZONE 8 – KITCHEN**

Commercial Kitchen for standard infusion and edible manufacturing. There will be no solvents. Will have a Commercial Oven , Type 2 Hood, No grease involved



## **ZONE 3 – LAB**



### **Equipment Overview:**

### **Butane / Propane Extraction:**

- Extractor
- Roto Vap
- Distilation
- Vessel
- Vacuum oven
- Dewaxing Freezer
- Cold Storage

## POST EXTRACTION PROCESS - Refinement Process

All post extraction refinement process will take place inside the H-2 Room under a continuous fume hood system.

## **Winteriztion**:

Winterization is the process of removal of plant lipids through separation by freezing and filtering

## **Rotary Evaporation**

Rotary Evaporation is used to remove the ethanol used to separate the lipids in the winterization.

### C1-D1 Container

## Understanding the Process: The C1D1 containment unit and Ventilation

#### EXP1 - Fume Hood for C1D1

#### **Specifications**

Footprint Approx. - 14' x 10' Max Height - 98"

Operational Height Required - 104" Total Weight-498 LBS

Total Power Consumed - 2Kw@11 0V

Flow-Emergency - 100LFPS, Cross Section Plane Static-1CFM per 1CF

### Compliance

- Engineer Peer Reviewed in all regulated jurisdictions with full report
- National Fire Protection Association 58, 70, 100
- Engineer Peer Reviewed/certified compliant in all regulated jurisdictions
- Class 1, Division 1 compliant
- Meets and exceeds IFC and IBC standards

#### Standard Features

- Catalytic bead UL listed flammable gas detection with adjustable set point between 10-50% LEL
- Audible and visual UL listed and IFC compliant alarming systems
- "Compliance in a box" Easy to set up, install, or move
- Explosion proof manual pull station (activates high CFM fan, but not alarms, for known off-gassing)
- Optional staticflow alarm
- Fan "interlock" system
- All fittings and wiring for installation

## **FINISHED PRODUCTS:**

- Crude Oil
- Edible Oil
- Whipped Wax, Crumble, Budder
- Shatter / Taffy
- Live Resin
- Oil → Vape Cartridges
- Dry Sift / Keif
- Rosin
- Topical

#### Substantial Tax Revenue Generation:

Measure X cannabis uses will all currently generate 6% of gross revenues. This will become a significant revenue source for the city. On the low end, we have projected \$5 million in revenue. Taking a conservative estimate, that we achieve that revenue goal and maintain it for 10 years, this reasonable estimate alone will generate \$3 million over 10 years to the City.

As we consider the cumulative positive benefit of the collective Cannabis Industry, reasonable estimates are within three years, the industry will be generating \$200 million. With some scenarios higher.

\$200 million in revenue at the current 6% tax rate is \$12 million a year generated.

For perspective, South Coast Plaza generates \$18 million a year in city Tax revenue. So the Cannabis is quickly contributing two thirds of the tax generated by South Coast Plaza

#### Job Creation:

At launch we will have three employees, all background checked. Outside of the principals, other employees will typically receive between \$40,000 and \$90,000 a year in total compensation.

#### **Environmental Determination:**

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301, for Existing Facilities.

#### **Public Notice:**

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification will be completed no less than 10 days prior to the date of the public hearing:

- 1. Mailed notice. A public notice will be mailed to all property owners within a 500-foot radius of the projects site, as measured from the external boundaries of the property (See attached Notification Radius Map)
- On-site posting. A public notice will be posted on each street frontage of the project site
- Newspaper Publication. A public notice will be published once in the Daily Pilot

<u>Police and Fire Inspection:</u> Police and Fire Inspections shall be performed for the completed facility to assure compliance with the local ordinances.

#### **Tenant Businesses and Security Contacts:**

At any time, if any parties are concerned about operations, direct contact can be made the following:

Ben Knight – Principal/Owner – (954) 540-9808

## **Area Identification:**

#### **Limited Access:**

The Blue OFFICE area will have secure access to enter. Visitors will enter through a controlled access point into the Office Area. No Cannabis will be stored in the Office Area.

Green DISTRIBUITION AREA will be Limited Access. Any Owner or Employee must have gain access through this point and have badges at all time.

Any Visitor moving from the Office to the Limited Access Areas will require Visitor Protocols to be followed. Signing in, wear a Badge and be escorted by an Employee at all times. No more than 5 Visitors per Employee.

Restricted Access areas are the Safe and Video Surveillance Storage Equipment.

### **Operational Purpose of Each Area**

Each area has been color coded with a border to define each zone.

#### Office - YELLOW

This Secure Entrance area will be for general office purposes to Include Security Office

#### Secured Distribution - BLUE

This area will be secured storage for Distribution. Here Cannabis product will be stored in either the "Ready for Retail" packaging for licensed permitted Dispensaries, or "Ready for Transport" to a licensed permitted Manufacturer

#### Secured Manufacturing - RED

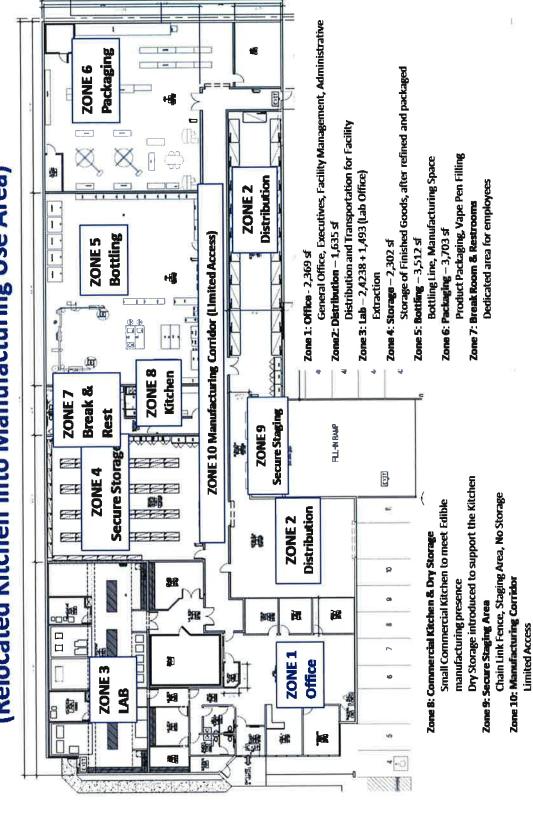
This area will be secured manufacturing, with several types in the indicated Zones

#### Secure Storage - BROWN

Secure Storage is indicated in the Green area. Access will be a secure pad monitored in the cloud. The Secure Storage is located within the Limited Access Areas. Only Employees and Owners with specific privileges will be granted access. All access is tracked

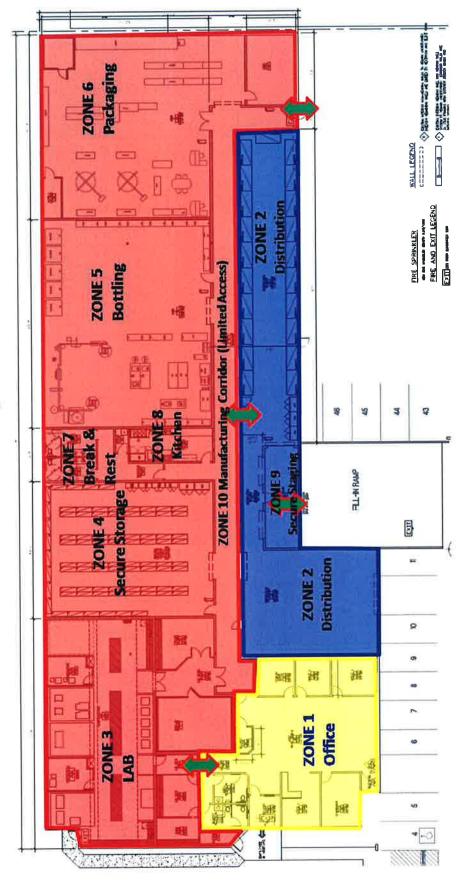
# Zones - Floor Plan Rev 2.6.18

# (Relocated Kitchen into Manufacturing Use Area)



# **USE SEPARATION** Revised 2.6.18

**MELLOW** = Office RED = Manufacturing BLUE = Distribution

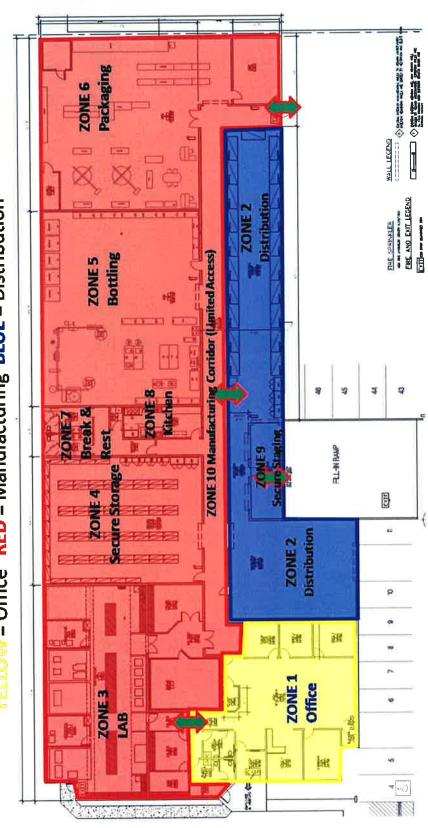


Manufacturing Zones: 3-6 & 8 & 10

# Limited Access

# **Revised 2.6.18**

YELLOW = Office RED = Manufacturing BLUE = Distribution

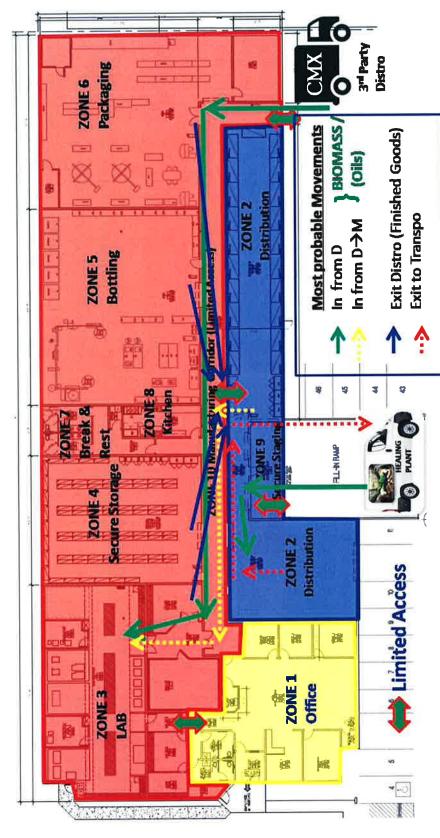


# Limited Access Zones 2-10 are designated Limited Access \* Must be Employee or Visitor Protocols in place

9

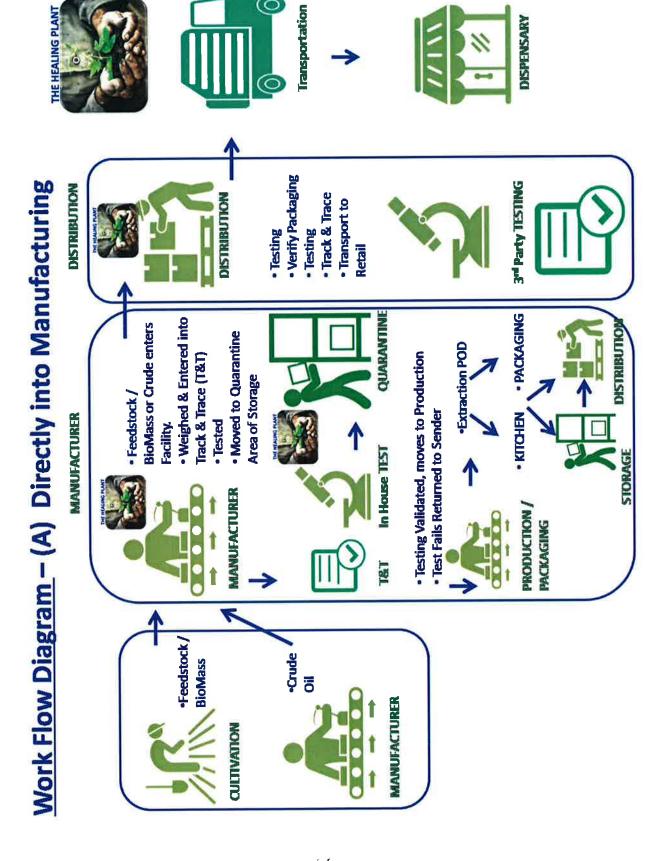
# Cannabis Movement By Use Type Revised 2.6.18

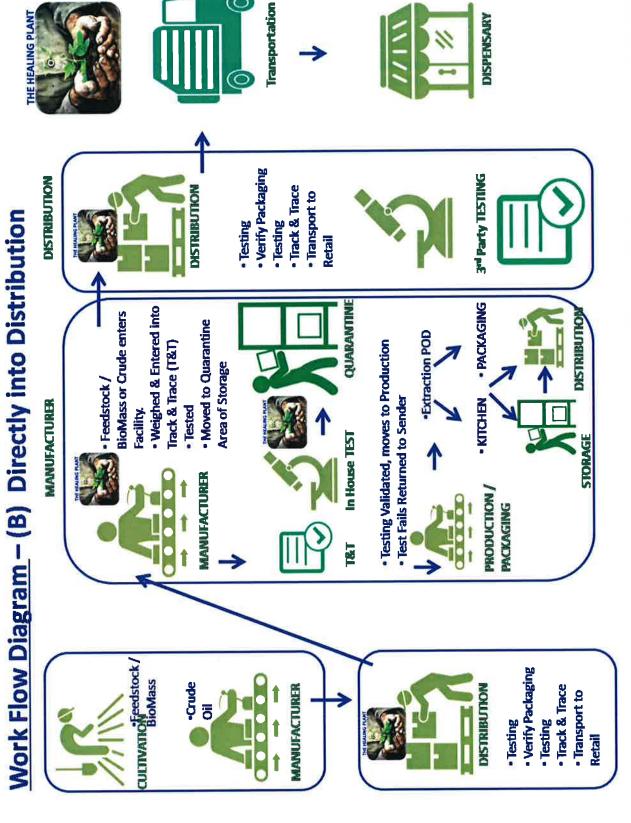
**FILCOW** = Office RED = Manufacturing BLUE = Distribution

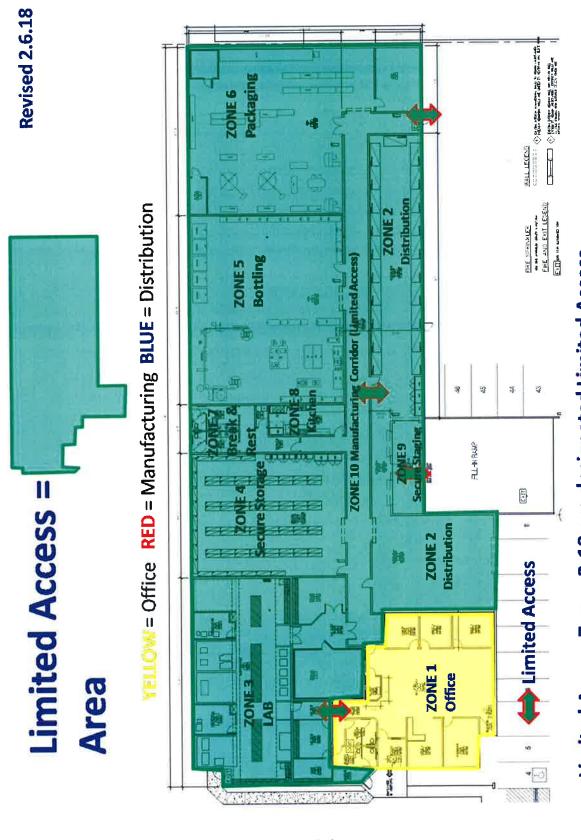


# NOTES

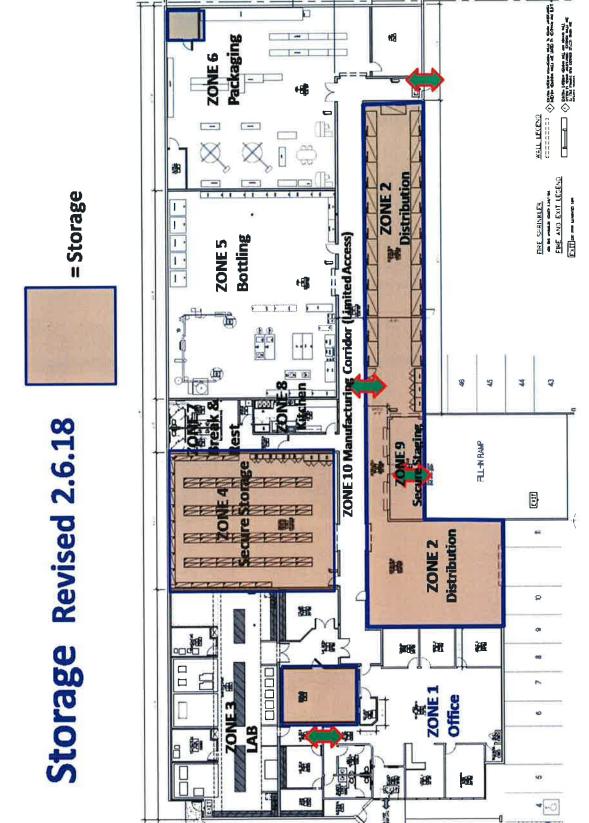
- Any time Cannabis moves from 1 Use to other (M→D or D→M) , Manifests + Track & Trace of inventory movement are mandatory
  - Zone 10 Corridor may be used to move cannabis from one Zone to the other, within Red Manufacturing Use Separation Distro Cannabis movement in Zone 10 restricted 1 time movement, in (BioMass / Crude Oil) and out (Finished Goods)
- Movement must be accompanied by Manifest + Track & Trace demonstrating inventory moved from one use to other







Limited Access Zones 2-10 are designated Limited Access \* Must be Employee or Visitor Protocols in place





# SAFETY PLAN HEALING PLANT MANUFACTURING AND DISTRIBUTION

ADDRESS: 1865 Toronto Way Costa Mesa, CA 92626

# **PREPARED BY:**

SC Consulting Group 5151 California Ave, Suite 100 Irvine, CA 92617

14-FEB-18







© 2017 45

# Executive Summary

- Healing Plant will only use closed-loop LPG extraction equipment.
- No CO2.
- Propane, butane, ethanol and nitrogen only. Transfer of solvents will occur in the C1D1 EXP1 modular containment unit. This will be the only area where solvents will be transferred from bulk tank to solvent vessels. Remaining solvent to be stored in rated refrigerator area(see floor map and locations below).
- Facility is designed to accommodate H-2 designation. See floor plan below.
- Healing Plant closed-loop LPG equipment will not release butane to the atmosphere during the extraction process. (I.E no open solvent during the process).
- Will further define the specific extraction process flow chart with reference to equipment use specific to fire safety concern below.
- In short, this is an industrial chemical process. The solvent is condensed and evaporated in order to introduce or remove the solvent from the product, not to provide cooling (further detailed below).
- Healing Plant made its initial equipment selection based on the input of California state certified engineer firm(PSI) with a letter provided by the manufacturer of the equipment (Precision).
- Healing Plant will use a secondary California State Certified engineer group (Kirkland Dynamics) to certify all purchased equipment approval via an engineering report (signed and sealed by a licensed California engineer) and this report will be submitted for approval to the City of Costa Mesa prior to regular business operating use of the site or equipment.
- In addition to the engineering report, we will also provide an owners operation manual (provided by equipment manufacturer and the certifying engineer). Owners manual will be submitted with specific instructions regarding proper use of the equipment and any safety provisions identified. We will submit both the engineering report and the owner's manual after receiving Condition Use Permit for the land and after the equipment has been assembled for engineering review on site. This certification will occur before request for final approval to begin business operations by the city.
- Approval of the proposed process equipment should be submitted during construction permitting review (not change of land-use permitting).

# **BUSINESS ENTITY**

# HEALING PLANT MANUFACTURING AND DISTRIBUTION FACILITY

Address: 1685 Toronto Way, Costa Mesa, CA

The existing tenant space is single story industrial high-bay warehouse building with existing front office and back high bay warehouse. The proposed business is for a legal medical cannabis manufacturing and distribution facility.

# Definition

"Manufacturer" means a licensee that conducts the production, preparation, propagation, or compounding of cannabis or cannabis products either directly or indirectly or by extraction methods, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis at a fixed location that packages or repackages cannabis or cannabis products or labels or relabels its container.

# City of Costa Mesa voter approved Ballot Measure X

"Distribution" means the procurement, sale, and transport of medical cannabis or medical cannabis products between entities that are currently in compliance with all applicable state and local laws and regulations pertaining to the medical marijuana business and medical marijuana activities.

# The State of California AB 266

Procurement, sale, and transport of medical cannabis and medical cannabis products between State licensed entities

# **Products and goods**

Packaged marijuana plants are delivered to facility for extraction and post-extraction processing for application in a variety of medicinal application, including but not limited to, wax, vapes, shatters, edibles, etc.

# APPLICABLE BUILDING CODES

2016 California Building Code (CBC)

2016 California Fire Code (CFC)

2016 California Mechanical Code (CMC)

2016 California Plumbing Code (CPC)

2016 California Electrical Code (CEC)

NFPA 70 National Electrical Code

NFPA 400 Hazardous Code

NFPA 68 Explosion Protection by Deflagaration Venting

# PROJECT DATA AND BUILDING INFORMATION

Use:

Manufacturing

CBC Ch. 306

Occupancy:

F-1 and H-2 room

CBC Ch, 306

Size of space:

22,173-SF

CBC Allowable Area:

22.173-SF < 48.000 (allow) **OK** CBC Table 506.2

Construction:

Type III-B

Sprinkled:

Fire sprinkler system

Alarm System:

Security and alarm system

High Pile Storage:

No high pile storage will be provided

# FIRE PREVENTION, SUPPRESSION, HVAC, ODOR CONTROL AND **ALARM SYSTEM THE FACILITY**

- FIRE PREVENTION: 2016 California Building Code analysis requires an automatic fire sprinkler system for a F-1 and H-2 occupancy for a 1-story Type III-B non-rated building construction. New fire sprinkler system will be provided in the current structure.
- FIRE LIFE SAFETY PLAN: The existing building is currently a sprinkled structure. Additional fire protection will be constructed for the new tenant improvement in strict compliance with the National Fire Alarm and Signal Code and the Costa Mesa Fire Department for the occupancy of a business with F-1 and H-2 occupancy. The fire safety plan will be for a sprinkler building with a UL listed central station monitored fire alarm system consisting of NFPA approved smoke detectors and manual pull stations in compliance with NFPA fire code.
- ❖ SUPPRESSION: Provide approved portable fire extinguishers readily available rated Class 2-A:10-B:C type extinguisher located no further than 75-linear feet from each other. Volatile Storage area shall be provided a 4-A:40-B:C fire Extinguisher. Provide a yearly fire inspection certification for each portable fire extinguisher. Conform to CFC / CBC §906.1
- ❖ HVAC: Existing HVAC system and new HVAC systems will require a duct detector system in conform to CMC 608.1 and California Fire Code.
- ODER CONTROL: Marijuana facilities shall install and maintain appropriate ventilation and filtration systems to eliminate odor nuisance standards set forth by the City of Costa Mesa and governing jurisdiction. Generally, the standards may require that the odor of marijuana must not be perceptible at the exterior of the building, at the licensed premises or at any adjoining use of the property.
- Pre-processed plants (trimmed and dried) will be stored prior to extraction in a secured storage room. All pre-package plants will have little or no detectable odor. During the extraction process, the raw product will be inside a C1/D1 extraction room. The area where the extraction rooms are located will have odor control

fans. The extraction room will be provided with a closed system carbon filter order control system with minimum air cycle scrubbing of 10-cycle per hour for 24-hour constant cycle.

- CONTROL AND ALARM SYSTEM: 24-hour constant access and fire alarm system shall be provided with constant off-site monitor service. Refer to the Security Plan for specifics.
- ❖ INTERIOR FINISHES: Interior finishes must comply with flame spread ratings in accordance with Table 803.3 of the CFC.

# **FUMIGATION AND INSECTICIDAL FOGGING**

Fumigation and insecticidal fogging used to kill insects, rodents, other vermin, plant parasites, weed seeds, and fungi that adversely affect growth. Some fumigants are flammable under certain circumstances, and all fumigants are poisonous or toxic. Protection the public and fire fighters are required that must be followed when performing these operations:

- Written notice must be given to building occupants with enough notice to allow evacuation and must include information about the duration of the operation and all hazards associated with the operation. Only those directly conducting the operation are allowed to remain in the building.
- Sources of ignition must be secured before these operations commence and must remain secure until after the space has been ventilated. Sources of ignition include electricity, portable electronic devices (such as cell phones), telephone lines, and any other sources of spark or flame. Certain types of electrical appliances deemed safe for hazardous atmospheres may be allowed when approved by the fire department.
- Materials used to seal the affected structure or space must comply with flame propagation performance standards and must be approved by the fire department prior to installation.
- Every access point to the affected structure or space must have both some warning signs and watch personnel to protect against unauthorized entry. The style and content of the warning signs and the duration of their posting must be approved by the fire department.
- Personnel engaged in these fumigation operations musts have proper respiratory protection available.
- At the end of the operation, the affected structure or space must be safely and properly ventilated, and all fumigation or fogging product containers, residues, debris, and other materials must be properly disposed of.

Provide 12" w x 8" h exterior signage (within minimum ½" tall Helvetic font) 24-hours prior to fumigation of pending fumigation. Indicate the date and time of the fumigation. Provide a contact name and phone number of the signage.
 Provide signage at all primary entry to Building – SEE SAMPLE.

NOTICE TO ALL OCCUPANT AND VISITORS -FUMIGATION AND INSECTICIDAL FOGGING WILL OCCUR IN 1685 TORONTO WAY FOR PERIOD OF DATE XX THROUGH DATE XX

Responsible Contact Person and #: Xxxxxxxxx / ##########

# SAMPLE FUMIGATION SIGN

# ASSESSMENT OF FACILITY'S FIRE SAFETY

- ❖ EXITS AND EXIT SIGNAGE, EGRESS
  - Provide 2 exits shall be in accordance with Table 1006.2.1 and Table 1006.3.2(2) and Section 1017.2 of the CFC.
  - The means of egress shall be clear and visible and cannot be concealed in any way.
  - Exit egress doors are shall have the swing in of the door in the direction of egress travel.
  - Provide illuminated exit signs that are readily visible from any direction of egress travel.
  - Provide intermediary exit signs may also be required per Section 1013 of the CFC.
  - Provide battery back light for the exit path of travel. Lighted path of travel must be illuminated at least 1-FC.

# ❖ AISLES

 Provide clear aisles to facilitate rapid evacuation of occupants and provide emergency egress in the event of an emergency. Provide aisles with a minimum clear width of 36" per CFC / CBC Table 1010.2

# ❖ ELECTRICAL WIRING, EXTENSION CORDS, APPLIANCE, LIGHTING

- Provide sign at door of ELECTRICAL ROOM
- Provide warning safety signed in the areas of volatile storage cabinets and extraction pods.
- Electrical panels and electrical disconnect switches must be accessible at all times and with a clearance of 30 inches wide(wider for panels and equipment that exceeds 30 inches in width),36 inches deep, and 78 inches high is required to be maintained free from storage.
- Electrical Wiring, bullet item 3; Equipment plugged into power taps shall not exceed the rating of the device. Appliances such as microwave ovens, coffee pots, toaster ovens, hot plates, refrigerators, etc; shall not be plugged into poser taps. CFC §605.4
- Provide good maintenance and repair of exposed wiring, open junction boxes, or damaged equipment that could present an electrical shock or fire hazard.
- Provide power strips with built-in over current protection ("circuit breakers") are allowed, provided they are plugged directly into a permanent electrical receptacle. Power strips may not be plugged into additional power strips (daisy chaining). A power strip's cord may not be run through walls, above ceilings, or under doors or floor coverings. If power strips show evidence of physical damage, they must be replaced.
- Extension cords may only be used to provide temporary power to portable electric appliances. Extension cords may not be used as a substitute for permanent wiring, and may not be affixed to structures, extended throughwalls, ceilings or floors, or under doors or floor coverings. Multi-outlet extension cords that do not have built-in over current protection ("circuit breakers") are not allowed. If extension cords show evidence of physical damage, they must be replaced immediately.
- The distribution facility shall not have any flammable gases and liquids on the premise at any time.

# ❖ PREMISE IDENTIFICATION

 Provide with address identification on the front of the Building per the Fire Department.

# ❖ EMERGENCY POWER SYSTEM

- 90-minute emergency lighting battery power invertors for emergency life safety exit lights
- Provide separate UPS system for all security systems for egress hardware (doors), security cameras, monitors and alarms. The UPS system will be sized to power the for a minimum 24-hours after power failure.

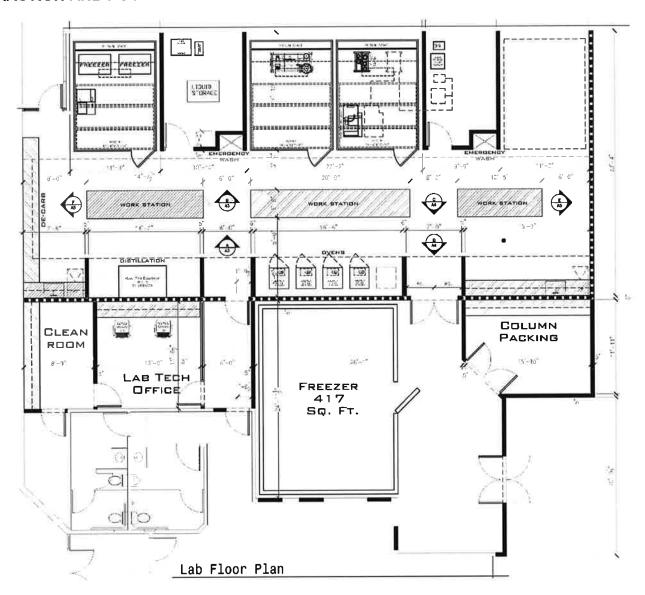
# ❖ FIRE DEPARTMENT ACCESS

- Buildings/facilities must have at least one all-weather road that is wide enough and strong enough to support the size and weight of fire department apparatus. Roads must extend close enough to buildings to allow for firefighting operations. Roads may have special requirements for "fire lane" signage to disallow parking. A means for turning fire department apparatus around may be required for roads that contain dead ends or no outlet. Gates or barricades that obstruct roads must be approved by the fire department.
- Fire Department Access (FDA) minimum width shall be 20 feet, inter turning radius is 17 feet, outside turning radius shall be 38 feet, roads and fire lanes shall be able to support the weight of a 68,000-pound fire apparatus. Dead ends shall not exceed 150 feet unless approved by the fire chief. Provide a site plan for the project area. CFC §503.2
- All required exterior doors must remain operable for emergency access by firefighters. Eliminating the function of any exterior doors requires prior approval that cannot be granted in every circumstance, and where allowed, the door must be marked with a sign stating THIS DOOR BLOCKED.
- Certain equipment rooms contained within a building may require identifying signage to aid firefighters.
- Rooms containing fire protection equipment (fire alarm panels, fire sprinkler valves, etc.)
- Rooms containing controls for air-conditioning equipment
- Rooms containing utility equipment for gas or electrical service

# **EXTRACTION MANUFACTURING**

- An H-2 rated room will be designed and constructed for the purpose of performing extraction and post-extraction refine of the crude oils.
- The proposed extraction method will be for Hydrocarbon (Butane/ Propane/ Ethanol) housed in a C1/D1 rated containment extraction pods.
- ❖ Butane/Propane/Ethanol—Solvent to separate THC from the plant in a closed-loop system design, however, off-gassing does occur when the collection cylinder is opened and hash oil is scooped out.
- ❖ Extraction Equipment—There are no listed or performance-based standards for extraction equipment, however, all component require UL listed approved component and a peer review by a California licensed engineer. The proposed extraction equipment is the Precision PXP.

# EXTRACTION AND POST PROCESS REFINEMENT FLOOR PLAN



# OPERATOR HAZARDS FROM CHEMICALS ON SITE

(See Appendix below for attached HMIS and MSD reports for detail)

Fire safety concerns primary originate from the fact that we are working with a few flammable substances. So first and foremost, these are exact chemicals used in our process and the risk associated with their use).

# **Liquefied Petroleum Gas (LPG)**

- Low Pressure
- Asphyxiation

- Explosion/Fire
- Contact with Eyes/Skin
- Low Temperature (freezes skin on contact)
- Unscented

# **Ethanol**

- External Pressure (Vacuum) or atmospheric
- Pressure (must ensure pressure relief)
- Explosion/Fire
- · Contact with Eyes/Skin

# Nitrogen (Purge Gas)

- Inert Gas (does not undergo chemical reactions under a set of given conditions i.e fire)
- Asphyxiation
- Low Temperature (freezes skin on contact)

Compressed Gases Compressed gases are governed by Chapter 50 and Chapter 53 of the IFC. A code analysis regarding compliance with these chapters in the related processing phases shall be provided by a third party, <a href="State Certified Professional Engineer">State Certified Professional Engineer</a>. <a href="Operational processes involving compressed gases that will be documented in the analysis and will include annual LPG use & storage amounts.">State Certified Professional Engineer</a>. <a href="Operational processes involving compressed gases that will be documented in the analysis and will include annual LPG use & storage amounts.</a>

Flammable gases are governed by Chapter 50, Chapter 58 and Chapter 61 of the IFC. Other referenced standards and/or documents from the IFC include, NFPA 58, Appendix B of NFPA 58, NFPA 70 and the International Fuel Gas Code. Liquefied petroleum gas (LPG) is not specifically listed in Chapter 50, Table 5003.1.1 (1) for a maximum allowable quantity (MAQ). However, it can be considered as a flammable gas (liquefied). Therefore, if the MAQ for flammable gas (liquefied) is exceeded, the occupancy would be considered H-2. LPG is specifically regulated in Chapter 61 of the IFC and NFPA 58.

# Butane (LPG)

- Could be n-butane or iso-butane
- Vapor pressure up to 100 psig @100°F (piping designed for 350 psig)
- Temperature typically from -20°F to 125°F
- Could be as low as -110°F
- Typical Quantity 10 lbs to 50 lbs of LPG



# Propane

- Propane (LPG)
- Vapor pressure up to 250 psig @100°F (piping designed for 350 psig)
- Can also run Butane in the system
- Temperature typically from -20°F to 125°F
- Could be as low as -110°F
- Quantity 10 lbs to 50 lbs of LPG



# **Ethanol**

- AKA: Ethyl Alcohol; Grain Alcohol
- Typically not pressurized may be in vacuum
- -100°F to 212°F
- Up to 100 gallons



# **CFC TABLE 5003.1 CLASS**

CLASS 1A
n-Butane
R600a mix (Isobutane + Propane)
CLASS 1B
Ethanol
Ethyl Alcohol
INERT
Nitrogen Gas = Inert Gas

# CHEMICAL MATRIX AND LOCATION SUPPLEMENTAL

Chemical	Each S	Floor Plan		
	Stored	OPEN	CLOSED	Location
Propane	50lbs under 15 PSI		Х	Cold Storage 🥯
Butane	100-lbs under 15 PSI		X	Cold Storage
Ethanol	55 gallons		X	Cold Storage 🥯
Nitrogen	50lbs under 15 PSI		X (inert gas)	Cold Storage 🥌



# \*Extraction PXP V2017 holds 35lbs of solvent.

Propane	17.5 lbs at 30 PSI		X	C1D1 Area
	with releases			
	valves at 150PSI			
Butane	17.5 lbs at 30 PSI		X	C1D1 Area
	with releases			
	valves at 150PSI			
Ethanol	5 gallons	Χ	X	C1D1 Area
Nitrogen	10lbs under 15 PSI		X (inert gas)	Cold Storage 🔾

The solvent vessel should be filled with no more than 35LBS of solvent for the PXP model, and should appear through the site glasses to be about 75-80 percent full.

# Raw Material

Flower – Whole buds from a plant.

Trim - Mostly small buds and fan leaves.

Fresh Frozen – Cut directly from plant and frozen in timely manner.

# **Extraction Process**

Please see a brief video overview of the Extraction Process: <a href="https://www.wetube.com/watch?v=7GR-YJvg2L8">https://www.wetube.com/watch?v=7GR-YJvg2L8</a> \*PX1 and the PXP are both apart of the Peer Review letter below.

# <u>Understanding the Process: Why did we choose the following primary equipment?</u>

<b>General Description</b>
Extractor
Roto Vap
Distillation
Vessel
Vacuum oven
Dewaxing Freezer
Cold storage

# Precision Extraction EX1 (Class 1 Division 1) enclosure

**Enclosure** 



Pressure Safety Inspectors LLC

March 13, 2017

RE: Engineering Peer Review 201412001 Revision 4

Dear Precision Extraction Solutions Customer,

Precision Extraction Solutions models PX1, V2016 PX1, V2017 PX1, V2017 PXP, PX40, and V2017 PX40 have been evaluated by a California Professional Engineer and found suitable for use, providing:

1. At installation, the equipment is successfully field verified by PSI to confirm the equipment is installed in accordance with Engineering Peer Review 201412001 Revision 4

The PX1, V2016 PX1, V2017 PX1, V2017 PXP, PX40, and V2017 PX40 were reviewed using the following internationally recognized codes and standards:

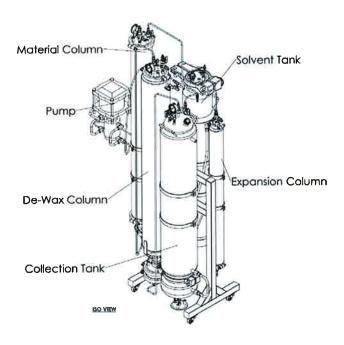
- International Fire Code, 2015
- National Fire Protection Association (NFPA) 58, Liquefied Petroleum Gas Code, 2014
- ASME Boiler and Pressure Vessel Code, Section VIII, Division 1, 2013.

Please direct all technical questions to Precision Extraction Solutions.

Official copies of this document include original signatures and embossed Professional Engineer stamps. Photocopies or scans of this document are not considered official documents.

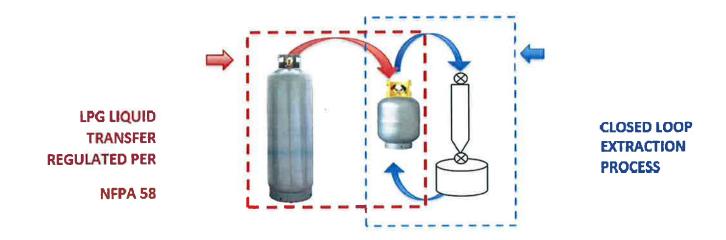
Chris J. Wi

THIS IS NOT A FIELD VERIFICATION LETTER



# Understanding the Process: Filling LPG Extraction Equipment:

Extraction equipment includes an LPG solvent tank (i.e. a local system supply tank) which is filled with LPG and supplies the extraction equipment and this same tank is also used to reclaim LPG after the extraction. Filling the LPG solvent tank from a bulk tank (i.e. typically a 50 lb tank – bulk tank will be in cold storage as designated in the above map and matrix) will occur in the H2 containment area inside the <a href="https://doi.org/10.1016/journal.com/">C1D1 area modular unit (SPEC PAGE PROVIDED BY PRECISION - DOCUMENT ATTACHED)</a>) which allows for open solvents.



# <u>Understanding the Process: Charging/Filling the Solvent Tank – INSIDE THE</u> C1D1 MODULAR UNIT

Attaching the solvent source to the PXP solvent tank via a 3/8" JIC line.

Next, we attach the source vessel to the PXP solvent vessel.

Next, we charge our PXP solvent vessel by vacuuming the tank down to -30in/hg or until the vacuum pump bottoms out.

We make sure to also put the line from for PXP solvent vessel to the solvent source tank under a vacuum as well.

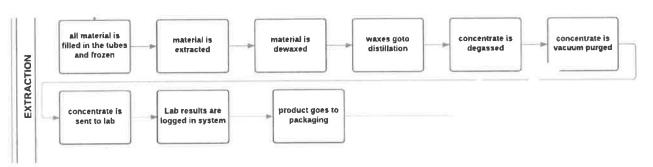
Once the tank has been vacuumed down, it will need to be cooled. Using a Precision Julabo, we turn on the chiller and allow the tank to cool.

The solvent source tank may need to be warmed. This can be done by placing it in a hot water bath. Now we are now ready to fill the tank.

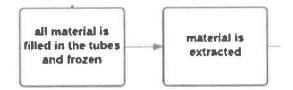
# BUTANE OR PROPANE ARE NEVER INTRODUCED INTO THE SYSTEM WHILE THE VACUUM PUMP IS RUNNING. VACUUM PUMP IS DISCONNECTED PRIOR TO INTRODUCING SOLVENT.

Starting with all valves closed, we open the valve on the PXP solvent vessel leading to the solvent source.

We now open the valve on the solvent source tank. Remain present, noting the flow rate into the PXP solvent vessel. For the initial fill of the system, a refrigerant scale should be use. Before filling disconnect the solvent vessel from the PXP mounting rack and tare the scale to 0 with the solvent vessel on the scale. The solvent vessel should be filled with no more than 35LBS of solvent for the PXP model, and should appear through the site glasses to be about 75-80 percent full.



**Understanding the Process: Preparing to Operate** 



We are now ready to prepare to operate the PXP system.

We ensure that there is a 6" screened gasket at the bottom of the material column above the reducer.

We ensure the material column is properly mounted to the mounting rack.

We fill the material column leaving about 1-2 inches of head space at the top of the column and attach the material column cap to the top of column.

We put filters in place next keeping in mind that the lipid filtering column sits below and is attached to the de-wax column. The filter is inside the lipid filtering column (see components diagram above).

Filtration can be done with a variety of different filters and media via the lipid filtering column. Coffee filters, are the least likely to clog and we fill our expansion/filter column with a 3A molecular sieve.

At this point, we will commence running the recirculating chiller. At that point, we cool the solvent vessel to our desired temperature via the chiller. We begin to cool the de-wax column via the chiller. It will take some time for the de-wax column to reach the desired - 80C to -90C temperature, approximately 45-60 minutes.

THE JULABO CHILLER IS MEANT TO BE IN SERVICE 24/7 WITHOUT FAILURE TO MINIMIZE SYSTEM DOWNTIME AND MAINTAIN TEMPERATURES EVEN WHEN NOT IN USE.

While we have the solvent vessel and de-wax columns cooling, vacuum down all remaining columns and hoses by attaching our vacuum pump to the collection vessel and opening the proper valves. Vacuum the system until our pump "bottoms out" or until we reach approximately -30in/hg.

# <u>Understanding the Process: Running the Extractor</u>

All valves should now be closed. We open the siphon tube valve on the solvent vessel (leading to the material column) and the inlet valve on the material column (located on the lid) allowing solvent to flood the material column. The material column is full when the pressure is within a few PSI of the tank pressure.

We may now close the siphon tube valve.



When the desired material column soak time has been reached, begin to open the inlet valve to the de-wax column. As the collection vessel fills with solvent, the pressure will begin to rise, and the vacuum pressure will be less than adequate to continue to pull the remaining solvent though the filters.

At this point, we may experience a complete stop of solvent entering the collection vessel. To pull the remaining solvent into the collection chamber, turn on the heating source for the collection vessel and expansion filter/column and turn on the chiller to cool our solvent vessel, and open all the proper valves to begin recovery.

The temperature variation will pull the collection vessel back into a vacuum and allow the remaining solvent to enter the collection vessel and re-condense.

Throttling of the inlet valve on the solvent vessel is necessary to achieve a maximum pressure differential between our collection vessel and solvent vessel. The higher the pressure differential between these two vessels during our recovery process, the faster our ultimate passive recovery will be.



# Understanding the Process: Vent Down and Pour Off

With the solvent recovery complete, we are now ready to vent down your system and extract our product. After removing any hose on the collection vessel, we open the valve to vent down the chamber and allow to stabilize at 0psi. We now remove the extract by removing the 2 - 5/8" bolts that attach the pour off bowl. We then remove extract from the bowl.



We then can clean the components and vessels to prepare for the next run.

Understanding the Process: The C1D1 containment unit and Ventilation

# EXP1 - Fume Hood for C1D1

# **Specifications**

Footprint Approx. - 14' x 10' Max Height - 98"

Operational Height Required - 104" Total Weight-498 LBS

Total Power Consumed - 2Kw@11 0V

Flow - Emergency - 100LFPS, Cross Section Plane Static-1CFM per 1CF

# Compliance

- Engineer Peer Reviewed in all regulated jurisdictions with full report
- National Fire Protection Association 58, 70, 100
- Engineer Peer Reviewed/certified compliant in all regulated jurisdictions
- · Class 1, Division 1 compliant
- Meets and exceeds IFC and IBC standards

# **Standard Features**

- Catalytic bead UL listed flammable gas detection with adjustable set point between 10-50% LEL
- Audible and visual UL listed and IFCcompliant alarming systems
- · "Compliance in a box" Easy to set up, install, or move
- Explosion proof manual pull station (activates high CFM fan, but not alarms, for known off-gassing)
- Optional staticflow alarm
- Fan "interlock" system
- All fittings and wiring for installation

# **CFC CODES:**

REQUIREMENT	FOR EXTRACTION	
ADMINISTRATION &		
DEFINITION		
Definitions (MJ Industry)		
Change of Use or Occupancy	102.3, 102.4	
Approved Materials & Equipment; Technical Assistance; Alternative Method or Material, Research Report and Tests	104.7.2, 104.9, 104.9.1	
Occupancy Classification Building Code	202	
H Occupancy	202, Tables 5003.1.1.(1) -5003.1.1.(4)	
Operational Permits: Various Hazardous Materials, Carbon Dioxide Systems; Combustible Fibers, LP-gas; Fumigation & Insecticidal Fogging;	105.6.9, 105.6.11, 105.6.21, 105.6.21; 105.6.8; 105.6.17; 105.6.20; 105.6.28	
Construction Permits: Various Hazardous Materials; Flammable & Combustible Liquids; LP-gas; Compressed Gas	105.7.10, 105.7.12, 105.7.3, 105.7.8; 1-5.6.8; 105.6.17; 105.6.20; 105.6.28	
GENERAL SAFETY PROVISIONS		
Hazard Communication	407	
BUILDING AND EQUIPMENT DESIGN FEATURES		
Fire Protection	903.2.4, 903.2.5, 903.2.11,	
Interior Finishes		
Exits and exit signage; Egress		
Locks		
Key Box (Knox)	506.1, 503.6	



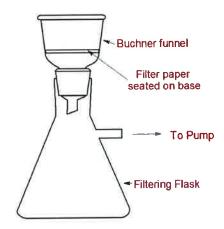
# POST EXTRACTION PROCESS - Refinement Process

All post extraction refinement process will take place inside the H-2 room under a continuous fume hood system.

# Winterization

Winterization is the process of removal of plant lipids through separation by freezing and filtering. The filtering process will be done under a fume hood. This considered an open system in use per CFC 2016 Chapter 50. Per CFC Table 5003.1.1

- 1 Mix crude oil with 10 parts ethanol. 10 gallons maximum.
- 2) Freeze, allow separation
- 3) Filter using a vacuum filtration system
- 4) Repeat steps 4 and 5 with smaller filters until desired outcome.







# **Rotary Evaporation**

Rotary Evaporation is used to remove the ethanol used to separate the lipids in winterization. These systems will sit under a fume hood.

- 1) Start warm water bath, and chiller of condensing coil.
- 2) Place oil ethanol mix in round bottom flask
- 3) Attach flask to rotary evaporator
- 4) Pull Vacuum
- 5) Lower flask into warm water bath, Start rotation
- 6) Run until all ethanol has been evaporated out and collected for reuse.
- 7) Raise flask out of water, release vacuum.
- 8) Remove oil from round bottom flask for next process.



# FINISHED PRODUCT

# Crude Oil

Crude oil is the product removed directly from the extraction collection column in either the Alkane or Ethanol Extraction process. Crude oil can be sold as a final product to customer who are not involved with the base extraction process. This allows product manufacturer for edibles, vape and other consumable cannabis without having to do the initial extraction process from

# Edible Oil

Crude oil from either the Alkaline or Ethanol refined by placing into a vacuum oven and cooked until finished.

# Whipped Wax, Crumble, Budder

Whipped wax is the simplest refinement method for dabbing concentrates. Using heat and stirring method to refine under a fume hood

- 1) Extraction process Alkane.
- 2) Crude oil applied to heating element and whipped
- 3) Crude oil can be whipped and placed in Vacuum Oven until finished



# Shatter / Taffy

Shatter is more refined dabbing concentrate than whipped wax, crumble, and budder. Shatter undergoes additional refinement process called winterization to remove additional plant lipids.

- 1) Extraction process
- 2) Collect crude oil



© 2017 U7 Page **24** of **56** 

# Live Resin

Live Resin is a final dabbing product with preservation of flavor (Terpenes). The primary difference in this final product is that the starting material was freshly frozen.

- 1) Fresh Frozen starting material.
- 2) Extraction process Alkane or Ethanol.
- 3) Collect Live Resin crude.
- 4) Move to fume hood.
- 5) Apply heat and whip until finished.



# Oil / Vape Cartridges

Oil that is refined to be slightly viscous and placed into a vape cartridge for a vape pen.

- 1) Select 1st fraction on extraction system and run.
- 2) Collect 1st fraction.
- 3) Select 2nd fraction on extraction system and run.
- 4) Collect 2nd fraction.
- 5) Remove any water if any from 1st fraction.
- 6) Melt down 2nd fraction.
- 7) Mix fraction 1 and 2 together.
- 8) Add Oil to Vape Cartridge Filler.

# **Drv Sift / Keif**

- 1) Place flowers on or in a micron screen tumbler.
- 2) Turn on and wait.
- 3) Collect dry sift / keif





# **Rosin**

- 1) Fill rosin bag with starting material.
- 2) Turn on rosin press allow to warm.
- 3) Squish rosin bag with press.
- 4) Collect rosin.

# **Topical**

- 1) Heat any finished oil
- 2) Mix with ingredients

# **CANNABIS WASTE MANAGEMENT**

# Categories of waste

The types of waste that must be evaluated for proper disposal include:

- Waste solvents that were used in processing, such as a flammable solvent for the purpose of producing a concentrate
- Any laboratory wastes that were used during processing for quality assurance testing
- Any plant waste or extract that is not being used, because it does not meet quality assurance or has been contaminated in some way that would make it unusable in a safe and medical capacity
- o Liquids or water that could contaminate ground water due to pesticide use.
- Container is a 55-gal polyethylene drum with a clasp top and 2 venting ports.

# **ATTACHMENTS**

- 1. Precision Equipment
- 2. MSDS Sheets

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# **EXP1 Ventilation Guide**

This document is intended to give general guidelines on the ventilation, ducting, fans, and flow rates of the EXP1 enclosure. It is always recommended that you contract a licensed mechanical engineer for engineering mechanical systems related to the EXP1 enclosure.

# **OSHA Workplace Safety Mandate**

In order to meet the OSHA workplace safety mandate for Class 1 Division 1 group "D" flammable gases, the EXP1 enclosure must be able to achieve a linear flow rate of 100 LFPM (linear feet per minute) across the plain of the equipment containing such gasses. Failure to meet such a flow rate during inspection can result in stop work order and fines. For sizing fan speed to achieve this, flow rate use the following formula:

(Room Width x Room Height)\*100CFM

# Static Pressure

Simply put, static pressure is the airflow's resistance to ductwork, bends, fans, and any other obstacle obstructing airflow. The above formula must be adjusted according to the static pressure loss calculated. A licensed mechanical engineer should perform this calculation. For example, if the room is 10 feet wide, and 8 feet tall, with a 20% estimated static pressure loss, the formula would be amended as follows:

(Room Width x Room Height)\*100CFM\*1.20 = Required CFM of fan used

## Static Fan

In addition to the above "emergency vent down fan" your EXP1 enclosure should also have a "static fan" which is constantly in operation. This fan will function to provide odor control and excavate small leaks of hydrocarbons such as product off gassing. Static pressure must also be taken into account for the static fan. The calculation for sizing a static fan is as follows:

(Room Width x Room Height x Room Depth)\*1CFM = Required CFM of fan used

# Fire Safety and Interlock System

The EXP1 room is equipped with a BFT-48 hydrocarbon detection system. When alarmed, this sensor will control your "emergency vent down fan". Generally, a low voltage trigger wire is connected to a relay in order to communicate with the fan. For more on how to control the BFT-48 sensor in relation to your EXP1 enclosure, please download the BFT-48 manual in the Precision® client portal.

# Class 1 Division 1 Group "D"

All equipment equipped to work with or inside the EXP1 enclosure must be NRTL listed and rated for class 1 division 1 hazardous environment's specifically with "Group D" gasses as defined by NFPA. Any equipment not carrying these certifications is not suitable for use and will constitute unsafe operation, which may cause severe property damage and personal injury, including but not limited to death and disability.

Please contact Precision® technical support with additional questions at 855.420.0020



# **Specifications**

Footprint - 24" x 30"

MaxHeight - 86"

Operational Height Required - 96"

Total Weight - 596 LBS

Total Chilling Power - 2.2Kw@220V

TotalHeating Power-3.1Kw@220V

MAWP- 250PSIG

# Compliance

- \* American Society of Mechanical Engineers, 3A, National Fire Protection Association 58 LPGcompliant
- \* Engineer PeerReviewed/certified compliant in all regulated jurisdictions
- \* 3A Sanitary food grade compliant
- \* Class1, Division1compliant

Standard Features Patent pending vessel tempurature control systems Ratedfor butane or propane SH-12 recirculatingheat bath(see cut sheet) C-95recirculating chiller (see cut sheet) OPTIONAL chiller upgrades avalable to -IOOF German made, UL listed tempurature control 28L/15LBS material capacity (approx.) LPG rated valve systems (3/81 AMSE certified high pressur,e vent downs 3/8"PTFE/SS feed hosing(UL-21compliant) ASME burst tested to over 2000PSI ASME rated sight glasses on solvent and collectionvessels Viton/PTFE gaskets 351bs solvent capacity Stackable and veriable filtering Inline dewaxing Vacuum jacket insulated solvent/dewax vessels Nitrogen/argonassist ready Rackmounted, easy load/unload material columns Pre-plumbed for chillers and heaters Ultra effeicent internal tempurature coil mechanisms

Swagelok style 316valve assemblies

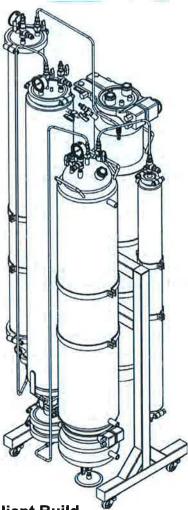
Fullfive year warranty on steel

Full one year warranty on pumps, heaters, and chillers

# PXPv2017

EXTRACTOR MODEL





Standard Compliant Build Built to ASME standards

EPR Reviewed

Littlewed

ASME-U stamped vessels

AMSE certified high pressure clamps (6"+)

Buildreport

Serialnumber

Thirdparty engineer report

Pressure test report

Compliant in all regulated jurisdictions

AMSE spechigh pressure vent downsystem

UL-21compliant hose system

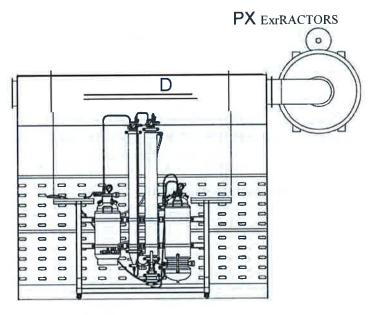


PX2 Holdings, LLC 4820 Delemere Ave Royal Oak, MI 48073 855-420-0020

precisionextraction.com info@precisionextraction.com







# **Construction Features**

### Panels:

- Panels are fabricated from twin 20Gauge galvanized steel precision punchedfor maximum rigidity withadurable white finish.
- Panels are fastenedtogether with Speed Bolts and Cage Nuts and are to be sealed with the provided caulkfollowing assembly.

## Vertical Structural Supports:

- Fabricatedfrom 10 Gauge galvanized steel structural columns precision punched for maximum rigidity to match corresponding panels and a Durable WhiteFinish.
- These vertical columnsalso serve as a point of attaching panels and trusses,
- Thevertical column also is an electrical wiring race-way with removable column cover for easy access..

# Illumination (LED)

Fixtures are Inside Accessrated for Class I Division II Groups A<sub>1</sub> 8<sub>1</sub> C,D;
 Class II Division II Groups F & G. Fixtures are ETL listed and approved for their intended use and placement.

# AMU Intake Filter Specifications

MERV 8 efficiency at 492 FPM, available in linked or single panel configurations Sup aloft" SL-3C panels allow quick, clean and efficient changes Ideal for stability in high humidity andwidetemperature range environments Selvageedge creates a positive seal, eliminating air by pass for optimal filtration Sup aloft" products are environmentally friendly, made With the highest quality recycled polyester fibers

U.L. Class 1 Rated

## Personnel Door:

Personnel Doorwithobservation window 14½" wide X48" tall Is double wall 18 Ga.galvanized steel units witha Durable White Finish. Sized at 36  $\times$  84  $_{\odot}$  and are provided pre-hung In a heavy gauge steel frame ready for rnounting to the EXPI.

 Themountinghardware Includes a FMapproved panictypes afetylatch and two (2) door pulls.

# **Specifications**

Footprint Approx - 14' x 10'
Max Height - 98"
Operational Height Required -104"
Total Weight - 498 LBS
Total Power Consumed -2Kw@110V
Flow - Emergency - 100LFPS, Cross Section Plane
Static - 1CFM per 1CF

# Compliance

- \* Engineer Peer Reviewed in all regulated jurisdictions with full report
- \* National Fire Protection Association 58, 70, 100
- \* Engineer Peer Reviewed/certified compliant in all regulated jurisdictions
- \* Class 1, Division 1 compliant
- \* Meets and exceeds IFC and IBC standards

# **Standard Features**

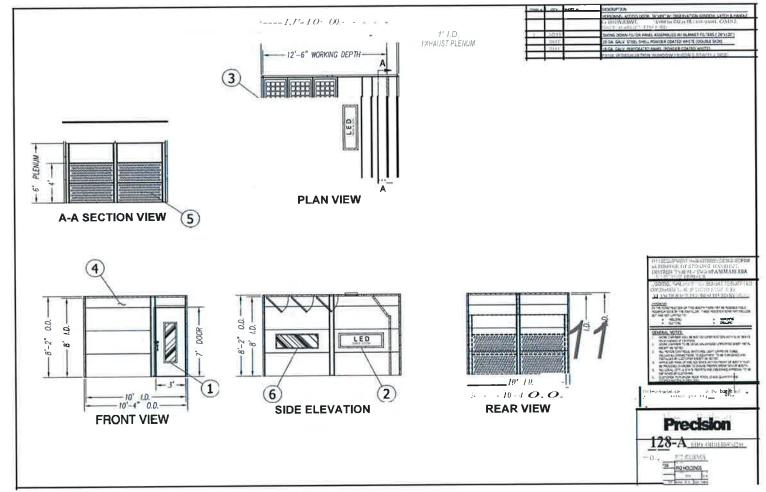
- \* Catalytic bead UL listed flammable gas detection with adjustable set point between 10-50% LEL
- \* Audible and visual UL listed and IFCcompliant alarming systems
- \* "Compliance in a box" Easy to set up, install, or move
- \* xplosion proof manual pull station (activates high CFM fan, but not alarms,for know off-gassing)
- \* Optional staticflow alarm
- \* Fan "interlock" system
- \* All fittings and wiringfor installtion





# C1D1 FUME HOOO V2017 FOR PXEXTRACTORS





# Hazardous Materials Inventory Statement \*\*\*SEPARATE PAGE NEEDED FOR EACH STORAGE LOCATION\*\*\*

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# Hazardous Materials Inventory Statement Instructions (Modified UPCF Chemical Description Page)

All hazardous materials stored at the facility must be listed on the Hazardous Materials Inventory Statement [or the Unified Program Consolidated Form (UPCF) Hazardous Materials Inventory - Chemical Description form (available on the Internet at http://www.unidocs.org)]. This form allows you to report up to six chemicals on a single page.

You must complete a separate inventory line for each individual hazardous material that you handle at your facility in an aggregate quantity subject to Hazardous Materials Business Plan reporting requirements (\$\geq 55\$ gallons, \$\geq 500\$ pounds, \$\geq 200\$ cubic feet). The completed inventory must reflect all reportable hazardous materials at your facility, reported separately for each building or outside storage area, with separate inventory lines for unique occurrences of physical state, storage temperature, or storage pressure. Trade secret materials must be listed on separate pages. Where the aggregate quantities of some hazardous materials are below the Business Plan threshold reporting quantity, report the general hazard class of the materials (e.g. "Misc, Flammable Liquids"), rather than the Common Name, and the aggregate quantity of all hazardous materials having this hazard class which individually are below the threshold reporting quantity. Make additional copies of this form if needed. Your local agency may be capable of accepting electronic reporting of this information, Contact your local agency for details.

- 1. DATE In the space at the top left side of the form, enter the date this inventory statement page was prepared,
- 2 BUSINESS NAME Enter the complete Facility Name.
- 3 TYPE OF REPORT ON THIS PAGE Indicate whether the material is being added to the inventory, deleted from the inventory, or if the information previously submitted is being revised. (Note: You may leave this blank if you resubmit your entire inventory annually.)
- PAGE NUMBER Number each page of the inventory appropriately.
- 5. STORAGE LOCATION Enter the name of the building or outside area where the hazardous materials reported on this page are handled. A chemical stored at the same pressure and temperature in multiple locations in one building or area can be reported on a single line.
- 6. EPCRA CONFIDENTIAL LOCATION You must check "Yes" to keep chemical location information confidential. If you do not wish to keep chemical location information confidential check "No." If "Yes," a signature is required on the line provided at the bottom of the form.
- 7. TRADE SECRET INFORMATION- Check "Yes" if the information in this section is declared a trade secret, "No" if it is not. If "Yes," and the business is subject to EPCRA, disclosure of designated Trade Secret information is bound by 40 CFR and the business must submit a "Substantiation to Accompany Claims of Trade Secrecy" form to the United States Environmental Protection Agency.
- 8 FACILITY ID NUMBER This number is for agency use only. Leave this space blank.
- 9. HAZARD CLASS In the top part of Column 1 for each material, provide the Fire Code Hazard Classes for the material being reported on each line. See the list of Fire Code Hazard Classifications at the bottom of the form. Contact your local agency for assistance with this if needed.
- 10. MAP & GRID OR LOCATION CODE In the bottom part of Column 1 for each material, enter the page number of the Storage Map where the location of the hazardous material is shown, along with the grid coordinates from your Storage Map that correspond to the location of the hazardous material. If applicable, multiple grid coordinates can be listed. If you do not use a grid system, enter the Location Code shown on your Storage Map. OPTIONAL
- 11. COMMON NAME, CAS NUMBER, EHS, and WASTE INFO- In Column 2 enter the following information:
  - COMMON NAME The Common Name or Trade Name of the hazardous material or mixture (e.g. Gasoline, Acme Super Solvent).
  - CAS NUMBER Enter the Chemical Abstract Service (CAS) number for the hazardous material. For mixtures, enter the CAS number of the mixture if it has been assigned a number distinct from its components. If the mixture has no CAS number, leave this column blank and report the CAS numbers of the individual hazardous components in the appropriate section, below.
  - EHS If the material is considered an Extremely Hazardous Substance as defined in 40 CFR, Part 355, Appendix A, check the EHS box.
  - If material is a WASTE (i.e Waste Oil), check YES, If YES, provide information on annual amount generated and state waste code, if not, leave these space+s blank
- 12. HAZARDOUS COMPONENTS (Note: If the material is not a mixture or waste, skip Column 3 and go directly to Column 4.) In column 3, enter the following information regarding Hazardous Components that make up the material listed in Column 2:

#### NOTE: do not fill this section out for diesel, gasoline, waste oil, or lubricating oils.

- CHEMICAL NAME If the Chemical Name is the same as the Common or Trade Name shown in Column 2, you may leave this space blank. If the material is a
  mixture, list the chemical name of each hazardous component in the mixture ranked by percent weight (refer to the MSDS or manufacturer). All hazardous
  components present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, must be reported. If more than five hazardous components
  exceed these percentages, you may attach an additional sheet of paper to report the required information.
- % BY WEIGHT Enter the percentage weight of each hazardous component. If a range of percentages is available, report the highest percentage in that range.
- EHS Check the box provided if the component of the mixture is considered an Extremely Hazardous Substance.
- CAS NUMBER List the Chemical Abstract Service (CAS) number for each hazardous component.
- 13. TYPE & PHYSICAL STATE In column 4, identify the material type and physical state by checking the "pure" or "mixture box and the "solid", "liquid", or "gas" box
- 14. QUANTITIES In the appropriate spaces within column 5, list:
  - MAXIMUM STORAGE AMOUNT\* Enter the maximum amount of the hazardous material or mixture handled in this building or outside area at any one time over the course of the year. This amount must contain, at a minimum, current storage levels with the reflection of additions, deletions, or revisions projected for the current year.
  - AVERAGE STORAGE AMOUNT\* Calculate the average amount of the hazardous material or mixture in this building or outside area. If this is a material that is new to this location, the amount should be the average storage amount you project to be on hand during the course of theyear.
  - LARGEST CONTAINER\* Enter the volume of the largest container in which the material is handled at the location
  - CURIES If the material is radioactive, use the space provided to report the activity in curies,
  - DAYS ON SITE Enter the total number of days (e.g. 365) during the year that the material is on site.
  - STORAGE CONTAINER Using the container codes listed at the bottom of the inventory statement, list every type of container in which the material is stored/handled.
  - \* Except for Curies, units of measure must be the same as that indicated in Column 6.
- UNITS In column 6, check the appropriate unit of measure: gallons for liquids, pounds or tons for solids, and cubic feet for gases. If the material is a federally defined EHS and is not a mixture, all amounts must be reported in pounds. Propane should be reported in gallons.
- 16. STORAGE CODES In the appropriate spaces within Column 7, list:
  - STORAGE PRESSURE Check the box that best describes the pressure at which the material is stored: ambient (standard), > amb, (greater than ambient), < amb, (less than ambient), or cryogenic.
  - STORAGE TEMPERATURE Check the box that best describes the temperature at which the material is stored
- 7. HAZARD CATEGORIES In column 8, check the box(es) to describe all physical, health, and radioactivity hazards associated with the hazardous material,

PHYSICAL HAZARDS	HEALTH HAZARDS
Fire: Flammable Liquids and Solids, Combustible Liquids, Pyrophorics, Oxidizers	Acute Health (Immediate): Toxics, Highly Toxics, Irritants, Sensitizers, Corrosives, other hazardous chemicals with an adverse effect with
Reactive: Unstable Reactives, Organic Peroxides, Water Reactives, Radioactives	
Pressure Release: Explosives, Compressed Gases, Blasting Agents	Chronic Health (Delayed): Carcinogens, other chemicals with an adverse effect with long-term exposure



OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

Printing date 04/07/2015

Reviewed on 04/07/2015

#### 1 Identification

- Product identifier
- Trade name: R290
- Relevant identified uses of the substance or mixture and uses advised against No further relevant information available.
- Details of the supplier of the safety data sheet
- Manufacturer/Supplier:

EcoGreen Industries, LLC

PO Box 1308

Anderston, CA 96007

Phone: (530) 378-4443

Fax: (888) 612-3207

Emergency telephone number: Chemtrec 800-424-9300

# 2 Hazard(s) identification

Classification of the substance or mixture



GHS02 Flame

Flam. Gas 1 H220 Extremely flammable gas.

- · Label elements
- GHS label elements

The substance is classified and labeled according to the Globally Harmonized System (GHS).

· Hazard pictograms



- Signal word Danger
- · Hazard statements

Extremely flammable gas.

· Precautionary statements

Keep away from heat/sparks/open flames/hot surfaces. - No smoking.

Leaking gas fire: Do not extinguish, unless leak can be stopped safely. Eliminate all ignition sources if safe to do so.

Store in a well-ventilated place.

Unknown acute toxicity:

99.9 percent of the mixture consists of ingredient(s) of unknown toxicity.

- · Classification system:
- NFPA ratings (scale 0 4)



Health = 0 Fire = 4 Reactivity = 0

(Contd. on page 2)



OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

Printing date 04/07/2015

Reviewed on 04/07/2015

Trade name: R290

HMIS-ratings (scale 0 - 4)



Other hazards None known

- Chemical characterization: Mixtures
- Description: Mixture of substances listed below with nonhazardous additions.
- Dangerous Components:

CAS: 74-98-6

Propane

RTECS: TX 2275000

Flam. Gas 1, H220; Press. Gas, H280

100%

### First-aid measures

- \*Description of first aid measures
- After inhalation: Supply fresh air; consult doctor in case of complaints.
- \* After skin contact: Generally the product does not irritate the skin.
- After eye contact: Rinse opened eye for several minutes under running water.
- \* After swallowing: If swallowed and symptoms occur, consult a doctor.
- Information for doctor:
- · Most important symptoms and effects, both acute and delayed No further relevant information available.
- Indication of any immediate medical attention and special treatment needed No further relevant information available.

# 5 Fire-fighting measures

- \* Extinguishing media
- Suitable extinguishing agents: CO2, sand, extinguishing powder. Do not use water.
- For safety reasons unsuitable extinguishing agents: Water with full jet
- · Special hazards arising from the substance or mixture No further relevant information available.
- Advice for firefighters
- Protective equipment:

As in any fire, wear self-contained breathing apparatus pressure-demand (NIOSH approved or equivalent), and full protective gear to prevent contact with skin and eyes.

- Personal precautions, protective equipment and emergency procedures
- Wear protective equipment. Keep unprotected persons away.
- · Environmental precautions: No special measures required.
- Methods and material for containment and cleaning up:

Ensure adequate ventilation.

Do not flush with water or aqueous cleansing agents

Dispose of the collected material according to regulations.

Reference to other sections

See Section 7 for information on safe handling.

See Section 8 for information on personal protection equipment.

See Section 13 for disposal information.

(Contd. on page 3)





OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

Reviewed on 04/07/2015

Trade name: R290

# 7 Handling and storage

· Handling:

\* Precautions for safe handling Open and handle receptacle with care.

Information about protection against explosions and fires:

Keep ignition sources away - Do not smoke.

Protect from heat.

Protect against electrostatic charges.

- · Conditions for safe storage, including any incompatibilities
- Storage:
- Requirements to be met by storerooms and receptacles: Store in a cool location,
- Information about storage in one common storage facility: Not required.
- Further information about storage conditions:

Keep receptacle tightly sealed.

Do not gas tight seal receptacle.

Store in cool, dry conditions in well sealed receptacles.

Protect from heat and direct sunlight.

Specific end use(s) No further relevant information available.

# 8 Exposure controls/personal protection

- · Additional information about design of technical systems: No further data; see section 7.
- · Control parameters
- · Components with occupational exposure limits:

#### 74-98-6 Propane

PEL Long-term value: 1800 mg/m³, 1000 ppm

REL Long-term value: 1800 mg/m³, 1000 ppm

TLV refer to Appendix F

- · Additional information: The lists that were valid during the creation of this SDS were used as basis.
- Exposure controls
- Personal protective equipment:
- General protective and hygienic measures: Wash hands before breaks and at the end of work.
- Breathing equipment: Use suitable respiratory protective device in case of insufficient ventilation.
- \*Protection of hands:

The glove material has to be impermeable and resistant to the product/ the substance/ the preparation. Due to missing tests no recommendation to the glove material can be given for the product/ the preparation/ the chemical mixture.

Select glove material based on penetration times, rates of diffusion and degradation.

• Material of gloves

The selection of the suitable gloves does not only depend on the material, but also on further marks of quality and varies from manufacturer to manufacturer. As the product is a preparation of several substances, the resistance of the glove material cannot be calculated in advance and has therefore to be checked prior to the application.

Penetration time of glove material

The exact break-through time has to be determined and observed by the manufacturer of the protective gloves.

(Contd. on page 4)



OSHA HazCom Standard 29 CFR 1910,1200(g) and GHS Rev 03.

Printing date 04/07/2015

Reviewed on 04/07/2015

Trade name: R290

• Eye protection:



Tightly sealed goggles

# 9 Physical and chemical properties

Information on basic physical and chemical properties

General Information

Appearance:

Form:

Color:

· Odor:

· Odor threshold:

pH-value:

Change in condition

Melting point/Melting range: Boiling point/Boiling range:

· Flash point:

· Flammability (solid, gaseous):

Ignition temperature: Decomposition temperature:

· Auto igniting:

Danger of explosion:

Explosion limits: Lower:

Upper:

Vapor pressure @ 20 °C (68 °F):

Density @ 20 °C (68 °F):

Relative density Vapor density

Evaporation rate

Solubility in / Miscibility with

Water @ 20 °C (68 °F):

Partition coefficient (n-octanol/water): Not determined.

· Viscosity: Dynamic:

Kinematic: Solvent content:

Organic solvents: Other information

Not determined. Not determined.

999%

No further relevant information available.

(Contd. on page 5)

Gaseous

Not determined.

-189.9 °C (-310 °F) -44 °C (-47 °F)

-97 °C (-143 °F)

Not determined.

470 °C (878 °F)

Not determined.

1.7 Vol % 10.9 Vol %

Product is not self-igniting.

Product is not explosive. However, formation of explosive air/vapor

mixtures are possible.

8300 hPa (6226 mm Hg)

0.002 g/cm<sup>3</sup> (0.017 lbs/gal)

Not determined.

Not determined.

Not applicable.

0.008 g/l



OSHA HazCom Standard 29 CFR 1910,1200(g) and GHS Rev 03.

Printing date 04/07/2015

Reviewed on 04/07/2015

Trade name: R290

# 10 Stability and reactivity

- Reactivity No further relevant information available.
- \* Chemical stability Stable under normal conditions.
- Thermal decomposition / conditions to be avoided: No decomposition if used according to specifications.
- Possibility of hazardous reactions No dangerous reactions known.
- · Conditions to avoid Heat, flame and ignition sources.
- Incompatible materials: No further relevant information available.
- \* Hazardous decomposition products: No dangerous decomposition products known.

# 11 Toxicological information

- Information on toxicological effects
- Acute toxicity:
- Primary irritant effect:
- on the skin: No irritating effect.
- on the eye: No irritating effect.
- · Additional toxicological information:
- Carcinogenic categories
- · IARC (International Agency for Research on Cancer)
- Group 1 Carcinogenic to humans
- Group 2A Probably carcinogenic to humans
- Group 2B Possibly carcinogenic to humans
- Group 3 Not classifiable as to its carcinogenicity to humans
- Group 4 Probably not carcinogenic to humans
- NTP (National Toxicology Program)

None of the ingredients are listed.

· OSHA-Ca (Occupational Safety & Health Administration)

None of the ingredients are listed.

### 12 Ecological information

- Toxicity
- · Aquatic toxicity: No further relevant information available.
- · Persistence and degradability No further relevant information available.
- Behavior in environmental systems:
- Bioaccumulative potential No further relevant information available.
- Mobility in soil No further relevant information available.
- · Additional ecological information:
- · General notes: Generally not hazardous for water
- Results of PBT and vPvB assessment
- · PBT: Not applicable.
- vPvB: Not applicable.
- Other adverse effects No further relevant information available.

#### 13 Disposal considerations

- Uncleaned packagings:
- Recommendation: Disposal must be made according to official regulations.

(Contd. on page 6)



OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

Printing date 04/07/2015

Reviewed on 04/07/2015

Trade name: R290

**UN-Number** 

· DOT, ADR, IMDG, IATA

UN1978

UN proper shipping name

· DOT

Propane

· ADR : IMDG. IATA UN1978 Propane **PROPANE** 

Transport hazard class(es)

· DOT, IMDG, IATA

· Class

2.1

ADR

Class

2.12F

Packing group

DOT, ADR, IMDG, IATA

Non-Regulated Material

• Environmental hazards:

Not applicable. Not applicable.

Special precautions for user

F-D,S-U

· EMS Number: Transport in bulk according to Annex II of

MARPOL73/78 and the IBC Code

Not applicable.

Transport/Additional information:

· ADR

Excepted quantities (EQ)

Code: E0

Not permitted as Excepted Quantity

**\*UN "Model Regulation":** 

UN1978, Propane, 2.1

#### 5 Regulatory information

- Safety, health and environmental regulations/legislation specific for the substance or mixture
- Sara
- Section 355 (extremely hazardous substances):

None of the ingredients are listed.

Section 313 (Specific toxic chemical listings):

None of the ingredients are listed.

\*TSCA (Toxic Substances Control Act):

All ingredients are listed.

- Proposition 65
- · Chemicals known to cause cancer:

None of the ingredients are listed.

Chemicals known to cause reproductive toxicity for females:

None of the ingredients are listed.

Chemicals known to cause reproductive toxicity for males:

None of the ingredients are listed.

• Chemicals known to cause developmental toxicity:

None of the ingredients are listed.

(Contd. on page 7)



OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

Printing date 04/07/2015

Reviewed on 04/07/2015

Trade name: R290

- Carcinogenic categories
- · EPA (Environmental Protection Agency)

None of the ingredients are listed.

TLV (Threshold Limit Value established by ACGIH)

None of the ingredients are listed.

· NIOSH-Ca (National Institute for Occupational Safety and Health)

None of the ingredients are listed.

· GHS label elements

The substance is classified and labeled according to the Globally Harmonized System (GHS).

· Hazard pictograms



GHS02

- Signal word Danger
- · Hazard statements

Extremely flammable gas.

Precautionary statements

Keep away from heat/sparks/open flames/hot surfaces. - No smoking.

Leaking gas fire: Do not extinguish, unless leak can be stopped safely.

Eliminate all ignition sources if safe to do so.

Store in a well-ventilated place.

·National regulations:

The product is subject to be labeled according with the prevailing version of the regulations on hazardous substances.

State Right to Know

CAS: 74-98-6

Propane

Flam. Gas 1, H220; Press. Gas, H280

100%

RTECS: TX 2275000 All ingredients are listed.

Chemical safety assessment: A Chemical Safety Assessment has not been carried out.

#### 6 Other information

The information and recommendations in this safety data sheet are, to the best of our knowledge, accurate as of the date of issue. Nothing herein shall be deemed to create warranty, expressed or implied and shall not establish a legally valid contractual relationship. It is the responsibility of the user to determine applicability of this information and the suitability of the material or product for any particular purpose.

Date of preparation / last revision 04/07/2015 / -

Abbreviations and acronyms:

ADR: The European Agreement concerning the International Carriage of Dangerous Goods by Road

ADN: The European Agreement concerning the International Carriage of Dangerous Goods by Inland Waterways

IMDG: International Maritime Code for Dangerous Goods

DOT: US Department of Transportation

IATA: International Air Transport Association

ACGIH: American Conference of Governmental Industrial Hygienists

EINECS: European Inventory of Existing Commercial Chemical Substances

ELINCS: European List of Notified Chemical Substances

CAS: Chemical Abstracts Service (division of the American Chemical Society)

NFPA: National Fire Protection Association (USA) HMIS: Hazardous Materials Identification System (USA)

(Contd. on page 8)







Safety Data Sheet (SDS)
OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

Reviewed on 04/07/2015

Trade name: R290

Flam. Gas 1: Flammable gases, Hazard Category 1 Press. Gas: Gases under pressure: Compressed gas

\* Data compared to the previous version altered.
SDS created by MSDS Authoring Services www.msdsauthoring.com (877) 204-9106



OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

Reviewed on 04/07/2015

#### 1 Identification

- Product identifier
- Trade name: R600
- Relevant identified uses of the substance or mixture and uses advised against

No further relevant information available.

- Details of the supplier of the safety data sheet
- Manufacturer/Supplier:

EcoGreen Industries, LLC

PO Box 1308

Anderston, CA 96007 Phone: (530) 378-4443 Fax: (888) 612-3207

Emergency telephone number: Chemtrec 800-424-9300

## 2 Hazard(s) identification

Classification of the substance or mixture



GHS02 Flame

Flam. Gas 1 H220 Extremely flammable gas.



GHS06 Skull and crossbones

Acute Tox. 3 H331 Toxic if inhaled.

- · Label elements
- GHS label elements

The substance is classified and labeled according to the Globally Harmonized System (GHS).

· Hazard pictograms





GHS02 GHS06

- · Signal word Danger
- Hazard statements

Extremely flammable gas.

Toxic if inhaled.

· Precautionary statements

Keep away from heat/sparks/open flames/hot surfaces. - No smoking.

Avoid breathing dust/fume/gas/mist/vapors/spray

Use only outdoors or in a well-ventilated area.

Specific treatment (see supplementary first aid instructions on this Safety Data Sheet).

Call a poison center/doctor.

IF INHALED: Remove victim to fresh air and keep at rest in a position comfortable for breathing.

Leaking gas fire: Do not extinguish, unless leak can be stopped safely.

Eliminate all ignition sources if safe to do so.

Store locked up.

Store in a well-ventilated place. Keep container tightly closed.

Dispose of contents/container in accordance with local/regional/national/international regulations.

(Contd. on page 2)



OSHA HazCom Standard 29 CFR 1910 1200(g) and GHS Rev 03.

tries LLC

Reviewed on 04/07/2015

Trade name: R600

- · Classification system:
- NFPA ratings (scale 0 4)



Health = 3 Fire = 4 Reactivity = 0

HMIS-ratings (scale 0 - 4)



Health = 1 Fire = 4 Reactivity = 0

Other hazards None known

# 3 Composition/information on ingredients

- Chemical characterization: Mixtures
- Description: Mixture of substances listed below with nonhazardous additions.
- · Dangerous Components:

CAS: 106-97-8 RTECS: EJ 4200000

Butane

Flam. Gas 1, H220; Press. Gas, H280

100%

## 4 First-aid measures

- Description of first aid measures
- After inhalation: Supply fresh air; consult doctor in case of complaints.
- · After skin contact: Generally the product does not irritate the skin.
- After eye contact: Rinse opened eye for several minutes under running water.
- After swallowing: If swallowed and symptoms occur, consult a doctor.
- Information for doctor:
- · Most important symptoms and effects, both acute and delayed No further relevant information available.
- Indication of any immediate medical attention and special treatment needed. No further relevant information available.

# 5 Fire-fighting measures

- Extinguishing media
- Suitable extinguishing agents: CO2, sand, extinguishing powder. Do not use water.
- For safety reasons unsuitable extinguishing agents: Water with full jet
- \* Special hazards arising from the substance or mixture No further relevant information available.
- Advice for firefighters
- Protective equipment:

As in any fire, wear self-contained breathing apparatus pressure-demand (NIOSH approved or equivalent), and full protective gear to prevent contact with skin and eyes.

#### 6 Accidental release measures

- Personal precautions, protective equipment and emergency procedures
- Wear protective equipment. Keep unprotected persons away.
- \* Environmental precautions: No special measures required.
- Methods and material for containment and cleaning up:

Ensure adequate ventilation.

Do not flush with water or aqueous cleansing agents

Dispose of the collected material according to regulations.

(Contd. on page 3)





OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

ries LLC

Reviewed on 04/07/2015

Trade name: R600

#### Reference to other sections

See Section 7 for information on safe handling.

See Section 8 for information on personal protection equipment.

See Section 13 for disposal information.

# 7 Handling and storage

- · Handling:
- Precautions for safe handling Open and handle receptacle with care.
- Information about protection against explosions and fires:

Keep ignition sources away - Do not smoke.

Protect against electrostatic charges.

- · Conditions for safe storage, including any incompatibilities
- · Storage:
- · Requirements to be met by storerooms and receptacles: Store in a cool location.
- · Information about storage in one common storage facility: Not required.
- · Further information about storage conditions:

Keep receptacle tightly sealed.

Do not gas tight seal receptacle.

Store in cool, dry conditions in well sealed receptacles.

Protect from heat and direct sunlight.

\* Specific end use(s) No further relevant information available.

# 8 Exposure controls/personal protection

- Additional information about design of technical systems: No further data; see section 7.
- · Control parameters
- · Components with occupational exposure limits:

#### 106-97-8 Butane

REL Long-term value: 1900 mg/m³, 800 ppm TLV Short-term value: 2370 mg/m³, 1000 ppm

- \* Additional information: The lists that were valid during the creation of this SDS were used as basis.
- Exposure controls
- Personal protective equipment:
- General protective and hygienic measures: Wash hands before breaks and at the end of work.
- \* Breathing equipment: Not required.
- Protection of hands:

The glove material has to be impermeable and resistant to the product/ the substance/ the preparation. Due to missing tests no recommendation to the glove material can be given for the product/ the preparation/ the chemical mixture.

Select glove material based on penetration times, rates of diffusion and degradation.

• Material of gloves

The selection of the suitable gloves does not only depend on the material, but also on further marks of quality and varies from manufacturer to manufacturer. As the product is a preparation of several substances, the resistance of the glove material cannot be calculated in advance and has therefore to be checked prior to the application.

Penetration time of glove material

The exact break-through time has to be determined and observed by the manufacturer of the protective gloves.

(Contd. on page 4)



OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

Reviewed on 04/07/2015

Trade name: R600

Eye protection:



Tightly sealed goggles

Information on basic physical and chemical properties

General Information

· Appearance:

Form: Color: Gaseous Colorless

· Odor:

Petroleum-like

Odor threshold:

Not determined.

· pH-value:

Not determined.

· Change in condition

Melting point/Melting range:

-138 °C (-216 °F)

Boiling point/Boiling range:

0 °C (32 °F)

Flash point:

-60 °C (-76 °F)

Flammability (solid, gaseous):

Not determined.

\*Ignition temperature:

365 °C (689 °F)

\*Decomposition temperature:

Not determined.

• Auto igniting:

Product is not self-igniting.

Danger of explosion:

Product is not explosive. However, formation of explosive air/vapor

mixtures are possible.

Explosion limits:

Lower: Upper: 1.5 Vol % 8.5 Vol %

Vapor pressure @ 20 °C (68 °F):

2100 hPa (1575 mm Hg)

0.003 g/cm3 (0.025 lbs/gal)

\* Density @ 20 °C (68 °F):

Not determined.

Relative density

Not determined.

 Vapor density · Evaporation rate

Not applicable.

· Solubility in / Miscibility with

Water @ 20 °C (68 °F):

0.061 g/l

· Partition coefficient (n-octanol/water): Not determined.

Viscosity:

Dynamic:

Not determined.

Kinematic:

Not determined.

Solvent content:

Organic solvents:

99.9 %

**VOC** content: Other information 99.9 % No further relevant information available.

(Contd. on page 5)



OSHA HazCom Standard 29 CFR 1910,1200(g) and GHS Rev 03.

tries LLC

Trade name: R600

Reviewed on 04/07/2015

### 10 Stability and reactivity

- Reactivity No further relevant information available.
- · Chemical stability Stable under normal conditions.
- Thermal decomposition / conditions to be avoided: No decomposition if used according to specifications.
- Possibility of hazardous reactions No dangerous reactions known.
- Conditions to avoid Heat, flame and ignition sources.
- Incompatible materials: No further relevant information available.
- Hazardous decomposition products: No dangerous decomposition products known.

# 11 Texicological information

- Information on toxicological effects
- Acute toxicity:
- · LD/LC50 values that are relevant for classification:

106-97-8 Butane

Inhalative LC50/4 h 658 mg/l (rat)

- Primary irritant effect:
- on the skin: No irritating effect.
- on the eye: No irritating effect.
- Additional toxicological information:
- · Carcinogenic categories
- · IARC (International Agency for Research on Cancer)

Group 1 - Carcinogenic to humans

Group 2A - Probably carcinogenic to humans

Group 2B - Possibly carcinogenic to humans

Group 3 - Not classifiable as to its carcinogenicity to humans

Group 4 - Probably not carcinogenic to humans

· NTP (National Toxicology Program)

None of the ingredients are listed.

OSHA-Ca (Occupational Safety & Health Administration)

None of the ingredients are listed.

### 12 Ecological information

- Toxicity
- · Aquatic toxicity: No further relevant information available.
- · Persistence and degradability No further relevant information available.
- Behavior in environmental systems:
- Bioaccumulative potential No further relevant information available.
- Mobility in soil No further relevant information available.
- \* Additional ecological information:
- · General notes: Generally not hazardous for water
- Results of PBT and vPvB assessment
- \* PBT: Not applicable.
- vPvB: Not applicable.
- Other adverse effects No further relevant information available.

(Contd. on page 6)





OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

Reviewed on 04/07/2015

Trade name: R600

• Uncleaned packagings:

Recommendation: Disposal must be made according to official regulations.

### Transport information

UN-Number

·· DOT, ADR, IMDG, IATA

UN1011

UN proper shipping name

Butane

· DOT · ADR

UN1011 Butane

· IMDG. IATA

**BUTANE** 

Transport hazard class(es)

DOT, ADR, IMDG, IATA

· Class

2.1

Packing group

DOT, ADR, IMDG, IATA • Environmental hazards:

Not applicable.

Not applicable.

Special precautions for user · EMS Number:

F-D,S-U

Transport in bulk according to Annex II of

MARPOL73/78 and the IBC Code

Not applicable.

\*Transport/Additional information:

· ADR

Excepted quantities (EQ)

Code: E0

Not permitted as Excepted Quantity

**■UN "Model Regulation":** 

UN1011, Butane, 2.1, II

- Safety, health and environmental regulations/legislation specific for the substance or mixture
- Sara
- Section 355 (extremely hazardous substances):

None of the ingredients are listed.

Section 313 (Specific toxic chemical listings):

None of the ingredients are listed.

TSCA (Toxic Substances Control Act):

All ingredients are listed.

- Proposition 65
- · Chemicals known to cause cancer:

None of the ingredients are listed.

Chemicals known to cause reproductive toxicity for females:

None of the ingredients are listed.

\* Chemicals known to cause reproductive toxicity for males:

None of the ingredients are listed.

(Contd. on page 7)



OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

Reviewed on 04/07/2015

Trade name: R600

### · Chemicals known to cause developmental toxicity:

None of the ingredients are listed.

- · Carcinogenic categories
- · EPA (Environmental Protection Agency)

None of the ingredients are listed.

### TLV (Threshold Limit Value established by ACGIH)

None of the ingredients are listed.

# · NIOSH-Ca (National Institute for Occupational Safety and Health)

None of the ingredients are listed.

#### · GHS label elements

The substance is classified and labeled according to the Globally Harmonized System (GHS).

Hazard pictograms





**GHS02 GHS06** 

#### Signal word Danger

#### Hazard statements

Extremely flammable gas.

Toxic if inhaled.

### Precautionary statements

Keep away from heat/sparks/open flames/hot surfaces. - No smoking.

Avoid breathing dust/fume/gas/mist/vapors/spray

Use only outdoors or in a well-ventilated area.

Specific treatment (see supplementary first aid instructions on this Safety Data Sheet).

Call a poison center/doctor.

IF INHALED. Remove victim to fresh air and keep at rest in a position comfortable for breathing.

Leaking gas fire: Do not extinguish, unless leak can be stopped safely.

Eliminate all ignition sources if safe to do so.

Store locked up.

Store in a well-ventilated place. Keep container tightly closed.

Dispose of contents/container in accordance with local/regional/national/international regulations.

### · National regulations:

The product is subject to be labeled according with the prevailing version of the regulations on hazardous substances.

### State Right to Know

CAS: 106-97-8 Butane

Flam. Gas 1, H220; Press. Gas, H280

100%

RTECS: EJ 4200000
All ingredients are listed.

\* Chemical safety assessment: A Chemical Safety Assessment has not been carried out.

#### if Other Information

The information and recommendations in this safety data sheet are, to the best of our knowledge, accurate as of the date of issue. Nothing herein shall be deemed to create warranty, expressed or implied and shall not establish a legally valid contractual relationship. It is the responsibility of the user to determine applicability of this information and the suitability of the material or product for any particular purpose.

(Contd. on page 8)





OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

Reviewed on 04/07/2015

Trade name: R600

Date of preparation / last revision 04/07/2015 / -

Abbreviations and acronyms:

ADR: The European Agreement concerning the International Carriage of Dangerous Goods by Road

ADN: The European Agreement concerning the International Carriage of Dangerous Goods by Inland Waterways

IMDG: International Maritime Code for Dangerous Goods

DOT: US Department of Transportation

IATA: International Air Transport Association

ACGIH: American Conference of Governmental Industrial Hygienists

EINECS: European Inventory of Existing Commercial Chemical Substances

ELINCS: European List of Notified Chemical Substances

CAS: Chemical Abstracts Service (division of the American Chemical Society)

NFPA: National Fire Protection Association (USA)

HMIS: Hazardous Materials Identification System (USA)

VOC: Volatile Organic Compounds (USA, EU)

LC50: Lethal concentration, 50 percent LD50: Lethal dose, 50 percent

Flam. Gas 1: Flammable gases, Hazard Category 1

Press. Gas: Gases under pressure: Compressed gas

Acute Tox. 3: Acute toxicity, Hazard Category 3

\* Data compared to the previous version altered.

(877) 204-9106 www.msdsauthoring.com SDS created by MSDS Authoring Services



OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

Reviewed on 09/27/2016

- Product Identifier
- Trade name: R600a Mixed
- Relevant identified uses of the substance or mixture and uses advised against:
- Product Description No further relevant information
- Details of the Supplier of the Safety Data Sheet:
- · Manufacturer/Supplier:

EcoGreen Industries, LLC

PO Box 1308

Anderson, CA 96007 Phone: (530) 378-4443

Fax: (888) 612-3207

Emergency telephone number: Chemtrec 800-424-9300

Classification of the substance or mixture:

GHS02 Flame

Gas 1 H220 Extremely flammable gas.

- Label elements:
- \*GHS label elements

The product is classified and labeled according to the Globally Harmonized System (GHS).

• Hazard pictograms:



GHS02

- · Signal word: Danger
- · Hazard statements:

H220 Extremely flammable gas.

Precautionary statements:

P210 Keep away from heat/sparks/open flames/hot surfaces. No smoking.

P377 Leaking gas fire: Do not extinguish, unless leak can be stopped safely.

P381 Eliminate all ignition sources if safe to do so.

P403 Store in a well-ventilated place.

• Unknown acute toxicity:

This value refers to knowledge of known, established toxicological or ecotoxicological values. 100 % of the mixture consists of component(s) of unknown toxicity.

· Classification system: NFPA/HMIS Definitions: 0-Least, 1-Slight, 2-Moderate, 3-High, 4-Extreme

NFPA ratings (scale 0 - 4)



(Contd. on page 2)





OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

Reviewed on 09/27/2016

Trade name: R600a Mixed

• HMIS-ratings (scale 0 - 4)

HEALTH 0
FIRE 4
REACTIVITY 0

Health = 0 Fire = 4 Reactivity = 0

· Hazard(s) not otherwise classified (HNOC): None known

# 3 Composition/Information on Ingredients

- Chemical characterization: Mixtures
- \* Description: Mixture of substances listed below with non-hazardous additions.
- Dangerous Components:

CAS: 75-28-5

CAS: 74-98-6

Isobutane

Flam. Gas 1, H220; Press. Gas, H280

60-90%

RTECS: TZ 4300000

Propane

Flam. Gas 1, H220; Press. Gas, H280

25-50%

RTECS: TX 2275000

· Additional information:

The exact percentages of the ingredients of this mixture are considered to be proprietary and are withheld in accordance with the provisions of paragraph (i) of §1910.1200 of 29 CFR 1910.1200 Trade Secrets.

#### 4 First-Aid Measures

- Description of first aid measures:
- \* After inhalation: Supply fresh air; consult doctor in case of complaints.
- · After skin contact:

Generally the product does not irritate the skin.

If skin irritation occurs, consult a doctor.

After eve contact:

Rinse opened eye for several minutes under running water.

If eve irritation occurs, consult a doctor.

- · After swallowing: If swallowed and symptoms occur, consult a doctor.
- Information for doctor:
- \* Most important symptoms and effects, both acute and delayed: No further relevant information available.
- Indication of any immediate medical attention and special treatment needed:

No further relevant information available.

#### 5 Fire-Fighting Measures

- Extinguishing media:
- Suitable extinguishing agents: CO2, sand, extinguishing powder. Do not use water.
- For safety reasons unsuitable extinguishing agents: Water with full jet
- Special hazards arising from the substance or mixture: No further relevant information available.
- Advice for firefighters:
- Protective equipment:

As in any fire, wear self-contained breathing apparatus pressure-demand (NIOSH approved or equivalent) and full protective gear to prevent contact with skin and eyes.

#### 6 Accidental Release Measures

Personal precautions, protective equipment and emergency procedures:

Wear protective equipment. Keep unprotected persons away.

Environmental precautions: Prevent seepage into sewage system, workpits and cellars.

(Contd. on page 3)



OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

Reviewed on 09/27/2016

#### Trade name: R600a Mixed

### Methods and material for containment and cleaning up:

Absorb with liquid-binding material (i.e. sand, diatomite, acid binders, universal binders, sawdust).

Ensure adequate ventilation.

Do not flush with water or aqueous cleansing agents

Dispose of the collected material according to regulations.

#### \* Reference to other sections:

See Section 7 for information on safe handling.

See Section 8 for information on personal protection equipment.

See Section 13 for disposal information.

#### Protective Action Criteria for Chemicals

· PAC-1:		
75-28-5	Isobutane	5500* ppm
74-98-6	Propane	5500* ppm
- PAC-2:		
75-28-5	Isobutane	17000** ppm
74-98-6	Propane	17000** ppm
- PAC-3:		
75 <b>-28-</b> 5	Isobutane	53000*** ppm
74-98-6	Propane	33000*** ppm

# 7 Handling and Storage

- · Handling
- Precautions for safe handling: Open and handle receptacle with care.
- Information about protection against explosions and fires:

Keep ignition sources away - Do not smoke.

Protect from heat.

Protect against electrostatic charges.

- Conditions for safe storage, including any incompatibilities:
- Storage
- Requirements to be met by storerooms and receptacles: Store in a cool location.
- Information about storage in one common storage facility: Not required.
- Further information about storage conditions:

Keep receptacle tightly sealed.

Do not gas tight seal receptacle.

Store in cool, dry conditions in well sealed receptacles.

Protect from heat and direct sunlight.

Specific end use(s): No further relevant information available.

#### A Exposure Controls/Personal Protection

- · Additional information about design of technical systems: No further data; see section 7.
- · Control parameters:
- · Components with occupational exposure limits:

#### 75-28-5 Isobutane

TLV Short-term value: (2370) mg/m³, (1000) ppm NIC-EX

(Contd. on page 4)



OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

Reviewed on 09/27/2016

Trade name: R600a Mixed

74-98-6 Propane

PEL Long-term value: 1800 mg/m³, 1000 ppm REL Long-term value: 1800 mg/m³, 1000 ppm

TLV refer to Appendix F inTLVs&BEIs book; NIC-EX

- Additional information: The lists that were valid during the creation of this SDS were used as basis.
- Exposure controls:
- Personal protective equipment:
- General protective and hygienic measures:

The usual precautionary measures for handling chemicals should be followed.

Wash hands before breaks and at the end of work.

- Breathing equipment: Use suitable respiratory protective device in case of insufficient ventilation.
- Protection of hands: Not required.
- Material of gloves: Not required.
- · Penetration time of glove material: Not applicable.
- Eye protection:



Tightly sealed goggles

- Information on basic physical and chemical properties
- · General Information
- · Appearance:

Form:

Color:

· pH-value:

· Odor:

· Odor threshold:

Not determined. Not determined.

Petroleum-like

Liquid Colorless

Change in condition

Melting point/Melting range:

Boiling point/Boiling range:

Not determined. -44 °C (-47 °F)

Flash point:

-97 °C (-143 °F)

· Flammability (solid, gaseous):

Not applicable.

Ignition temperature:

460 °C (860 °F)

· Decomposition temperature:

Not determined.

• Auto igniting:

Product is not self-igniting.

Danger of explosion:

Product is not explosive. However, formation of explosive air/vapor

mixtures are possible.

Explosion limits:

Lower:

1.7 Vol % 10.9 Vol %

Upper:

· Vapor pressure @ 20 °C (68 °F):

8300 hPa (6226 mm Hg)

Density @ 20 °C (68 °F):

0.385 g/cm3 (3.213 lbs/gal)

(Contd. on page 5)



OSHA HazCom Standard 29 CFR 1910,1200(g) and GHS Rev 03.

Reviewed on 09/27/2016

Trade name: R600a Mixed

Relative density:

Not determined.

Vapor density:

Not determined.

Evaporation rate:

Not determined.

Solubility in / Miscibility with:

Water:

Not miscible or difficult to mix.

Partition coefficient (n-octanol/water): Not determined.

· Viscosity:

Dynamic:

Not determined.

Kinematic:

Not determined.

Solvent content:

Organic solvents:

30.0 %

VOC content:

70.0 %

269.4 g/l / 2.25 lb/gl

Other information:

No further relevant information available.

### 0 Stability and Reactivity

- · Reactivity: No further relevant information available.
- Chemical stability: Stable under normal conditions.
- Thermal decomposition / conditions to be avoided: No decomposition if used according to specifications.
- Possibility of hazardous reactions: No dangerous reactions known.
- · Conditions to avoid: Heat, flame and ignition sources.
- Incompatible materials: No further relevant information available.
- · Hazardous decomposition products: No dangerous decomposition products known.

- Information on toxicological effects:
- Acute toxicity:
- Primary irritant effect:
- On the skin: No irritating effect.
- · On the eye: No irritating effect.
- •Additional toxicological information:
- · Carcinogenic categories:
- IARC (International Agency for Research on Cancer):

None of the ingredients are listed.

• NTP (National Toxicology Program):

None of the ingredients are listed.

· OSHA-Ca (Occupational Safety & Health Administration):

None of the ingredients are listed.

- Toxicity:
- \* Aquatic toxicity: No further relevant information available.
- \* Persistence and degradability: No further relevant information available.
- Behavior in environmental systems:
- Bioaccumulative potential: No further relevant information available.
- Mobility in soil: No further relevant information available.

(Contd. on page 6)



OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

Reviewed on 09/27/2016

Trade name: R600a Mixed

- · Additional ecological information:
- General notes: Generally not hazardous for water.
- Results of PBT and vPvB assessment:
- \* PBT: Not applicable.
- · vPvB: Not applicable.
- Other adverse effects: No further relevant information available.

### 13 Disposal Considerations

- \* Waste treatment methods:
- Recommendation:

Observe all federal, state and local environmental regulations when disposing of this material.

- Uncleaned packagings
- Recommendation: Disposal must be made according to official regulations.

# 14 Transport Information

- UN-Number:
- · DOT, ADR, IMDG, IATA

UN1965

· UN proper shipping name:

DOT

Hydrocarbon gas mixture, liquefied, n.o.s.

· ADR · IMDG. IATA UN1965 Hydrocarbon gas mixture, liquefied, n.o.s. HYDROCARBON GAS MIXTURE, LIQUEFIED, N.O.S.

Transport hazard class(es):

DOT



· Class:

2.1

· Label:

2.1

· ADR, IMDG, IATA



· Class:

2.1

· Label:

2.1

Packing group:

Not applicable.

· Environmental hazards:

Not applicable.

Special precautions for user:

Not applicable.

· EMS Number:

F-D,S-U

· Stowage Category

F

Stowage Code

SW2 Clear of living quarters.

Transport in bulk according to Annex II of

MARPOL73/78 and the IBC Code:

Not applicable.

(Contd. on page 7)



OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

Reviewed on 09/27/2016

Trade name: R600a Mixed

- Transport/Additional information:
- DOT
- Quantity limitations:

On passenger aircraft/rail: Forbidden

On cargo aircraft only: 150 KG

· ADR

Excepted quantities (EQ):

Code: E0

Not permitted as Excepted Quantity

UN "Model Regulation":

UN 1965 HYDROCARBON GAS MIXTURE, LIQUEFIED,

N.O.S., 2.1

# 15 Regulatory Information

- Safety, health and environmental regulations/legislation specific for the substance or mixture:
- SARA (Superfund Amendments and Reauthorization):
- Section 355 (extremely hazardous substances):

None of the ingredients are listed.

Section 313 (Specific toxic chemical listings):

None of the ingredients are listed.

- · TSCA (Toxic Substances Control Act):
- All ingredients are listed or exempt from listing.
- California Proposition 65:
- Chemicals known to cause cancer:

None of the ingredients are listed.

Chemicals known to cause reproductive toxicity for females:

None of the ingredients are listed.

· Chemicals known to cause reproductive toxicity for males:

None of the ingredients are listed.

· Chemicals known to cause developmental toxicity:

None of the ingredients are listed.

New Jersey Right-to-Know List:

All ingredients are listed.

New Jersey Special Hazardous Substance List:

75-28-5 Isobutane

F4

74-98-6 Propane

F4

Pennsylvania Right-to-Know List:

All ingredients are listed.

Pennsylvania Special Hazardous Substance List:

None of the ingredients are listed.

- · Carcinogenic categories:
- · EPA (Environmental Protection Agency):

None of the ingredients are listed.

TLV (Threshold Limit Value established by ACGIH):

None of the ingredients are listed.

(Contd. on page 8)





OSHA HazCom Standard 29 CFR 1910 1200(g) and GHS Rev 03.

Reviewed on 09/27/2016

Trade name: R600a Mixed

· NIOSH-Ca (National Institute for Occupational Safety and Health):

None of the ingredients are listed.

· GHS label elements

The product is classified and labeled according to the Globally Harmonized System (GHS).

· Hazard pictograms:



GHS02

Signal word: Danger

· Hazard statements:

H220 Extremely flammable gas.

Precautionary statements:

P210 Keep away from heat/sparks/open flames/hot surfaces. No smoking.

P377 Leaking gas fire: Do not extinguish, unless leak can be stopped safely.

P381 Eliminate all ignition sources if safe to do so.

P403 Store in a well-ventilated place.

· National regulations:

The product is subject to be classified according with the latest version of the regulations on hazardous substances.

· Chemical safety assessment: A Chemical Safety Assessment has not been carried out.

# 16 Other Information

The information and recommendations in this safety data sheet are, to the best of our knowledge, accurate as of the date of issue. Nothing herein shall be deemed to create warranty, expressed or implied, and shall not establish a legally valid contractual relationship. It is the responsibility of the user to determine applicability of this information and the suitability of the material or product for any particular purpose.

Date of preparation / last revision: 09/27/2016 / 2

• Abbreviations and acronyms:

ADR: The European Agreement concerning the International Carriage of Dangerous Goods by Road

ADN: The European Agreement concerning the International Carriage of Dangerous Goods by Inland Waterways

IMDG: International Maritime Code for Dangerous Goods

DOT: US Department of Transportation

IATA: International Air Transport Association

ACGIH: American Conference of Governmental Industrial Hygienists

EINECS: European Inventory of Existing Commercial Chemical Substances

ELINCS: European List of Notified Chemical Substances

CAS: Chemical Abstracts Service (division of the American Chemical Society)

NFPA: National Fire Protection Association (USA)

HMIS: Hazardous Materials Identification System (USA)

VOC: Volatile Organic Compounds (USA, EU) PBT: Persistent, Bioaccumulative and Toxic

vPvB: very Persistent and very Bioaccumulative

NIOSH: National Institute for Occupational Safety

OSHA: Occupational Safety & Health

TLV: Threshold Limit Value

PEL: Permissible Exposure Limit

REL: Recommended Exposure Limit

Flam. Gas 1: Flammable gases - Category 1

Press. Gas: Gases under pressure - Compressed gas

\* Data compared to the previous version altered.

SDS created by MSDS Authoring Services www.msdsauthoring.com +1-877-204-9106

### **RESOLUTION NO. PC-18-**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING CONDITIONAL USE PERMIT PA-18-09 TO ALLOW A MEDICAL MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY AT 1685 TORONTO WAY

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, on or about November 8, 2016, Costa Mesa voters approved Measure X; which allows for the distribution, manufacture, processing, research and development laboratories, testing laboratories and transportation of marijuana related uses located in Industrial Park (MP) and Planned Development Industrial (PDI) zoned properties north of South Coast Drive, west of Harbor Boulevard, excluding the South Coast Collection (SOCO) property located at 3303 Hyland Avenue.

WHEREAS, an application was filed by Robert Taft Jr., representing Jorge Burtin Trust, the property owner, requesting approval of the following in accordance with Measure X:

Planning Application 18-09 is a request for a Conditional Use Permit for a Medical Marijuana manufacturing and distribution facility (The Healing Plant) within a 22,173-square-foot industrial building. The proposed facility would include preparation, extraction, manufacturing, processing, packaging, staging, storage, and distribution of cannabis products, including non-alcoholic carbonated beverages and edibles, and ancillary office areas. The facility will be staffed by at least 12 employees. The initial hours of operation are proposed to be from 7 AM to 7 PM, Monday through Sunday, increasing to a 24-hour-a-day operation if demand warrants. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation of marijuana, or medical marijuana dispensary, is permitted.

WHEREAS, on February 6, 2018, the applicant was issued a Notice to Proceed and Background Clearance Letter for the property located at 1685 Toronto Way (MX-17-0015) from the Community Improvement Division, which allows the applicant to proceed with submittal of a conditional use permit consistent with the procedures set forth in Section 13-200.92(c) of the CMMC and Administrative Regulation A.R. 4.2.

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of CEQA under CEQA Guidelines Section 15301 for Existing Facilities.

100

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 9, 2018 with all persons having the opportunity to speak for and against the proposal.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained in Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-18-09.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-18-09 and upon the applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that the CEQA determination for this project reflects the independent judgment of the Planning Commission of the City of Costa Mesa.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 9th day of April, 2018.

Stephan Andranian, Chair Costa Mesa Planning Commission

STATE OF CALIFORNIA	)
COUNTY OF ORANGE	)ss
CITY OF COSTA MESA	)

I, Barry Curtis, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-18-\_\_\_was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on April 9, 2018 by the following votes:

AYES:

COMMISSIONERS

NOES:

COMMISSIONERS

ABSENT:

COMMISSIONERS

ABSTAIN:

COMMISSIONERS

Barry Curtis, Secretary Costa Mesa Planning Commission

Resolution No. PC-18-\_\_\_\_

### **EXHIBIT A**

# FINDINGS (APPROVAL)

A. The proposed project complies with Title 13, Section 13-29(g)(2), Conditional Use Permit, of the Municipal Code due to the following:

**Finding:** The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Facts in Support of Findings: The proposed use is a manufacturing use and, with the recommended conditions of approval, will be consistent with the other warehousing and manufacturing uses in the immediate vicinity. Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses.

**Finding:** Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

**Facts in Support of Findings:** The proposed use is within an existing building and is consistent with the MP zoning of the property and the other properties in the vicinity. Compliance with the recommended conditions of approval and code requirements, will ensure that the project is not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

**Finding:** Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

**Facts in Support of Findings:** The project is consistent with the following policies and objectives of the General Plan, Land Use Element. The proposed use is within an existing building and there are no proposed additions to the building; therefore, there is no change to density or intensity. In addition, the proposed use is a permitted use in the industrial zone.

**Policy LU-1.1:** Provide for the development of a mix and balance of housing opportunities, commercial goods and services and employment opportunities in consideration of the need of the business and residential segments of the community.

**Consistency:** The proposed use will provide a new entrepreneurial business in Costa Mesa and provide new employment opportunities in the community.

**Policy LU-3.1:** Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities.

**Consistency:** The proposed use is not located near any residentially-zoned properties. Therefore, the use is consistent with the General Plan Policy.

**Policy LU-6.15:** Promote unique and specialized commercial and industrial districts within the City which allow for incubation of new or growing businesses and industries.

**Consistency:** The proposed use is part of a growing industry and is proposed in a location as specifically identified for such uses by the City's electorate through Measure X. Therefore, approval encourages new businesses and entrepreneurial opportunities in an area of the City identified for such by local voters.

- B. The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 for Existing Facilities. The project is exempt because it involves minor alterations to an existing industrial building to accommodate a manufacturing use where a similar use existed previously. The proposed light manufacturing use is similar in intensity to the previous use, which included warehousing and distribution. As such, the project involves a negligible expansion of the prior use and does not have the potential to cause significant environmental impacts. The use, as conditioned, is consistent with the applicable General Plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- C. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

### **EXHIBIT B**

# CONDITIONS OF APPROVAL

Plng.

- 1. The use of this property as a medical marijuana manufacturing/processing business shall comply with the approved plans and terms described in this resolution and these conditions of approval. The business hours shall be from 7 AM to 7 PM, Monday through Sunday, increasing to 24-hour-a-day operation if demand warrants. No product distribution shall occur between 12:00 AM to 5:00 AM. The Planning Commission may modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
- 2. This CUP will expire and be of no further force and effect if the applicant does not obtain a valid medical marijuana business permit for this location within 12 months from issuance of this CUP.
- 3. Use of this property as a medical marijuana distributor, manufacturer, or processor business shall comply with the approved plans and terms described in this resolution and the conditions of approval included herein.
- 4. The subject business shall not engage in the retail sale of cannabis, marijuana, medical cannabis, medical marijuana, medical cannabis product, cannabis product, or any other item.
- 5. Prior to the issuance of certificates of use and occupancy, the applicant shall provide the City with photographs depicting the interior and exterior of the property, including, but not limited to, the entire interior of the proposed property entrances, exits, street frontage, parking front, rear and side of the proposed property.
- 6. No cultivation of cannabis or marijuana may occur on the premises.
- 7. Business identification signage shall be limited to that needed for identification only. Business identification signage shall not include any references to marijuana, whether in words or symbols. All signs shall comply with the Costa Mesa Municipal Code. No sign shall be installed until the owner/operator or its designated contractor has obtained any permit required from the City.
- 8. A Medical Marijuana Business Permit may be revoked upon a hearing by the Director of Development Services pursuant to Section 9-120 of the Costa Mesa Municipal Code for failing to comply with the terms of the permit, the applicable provisions of the Municipal Code, state law or regulation and/or any condition of any other permit issued pursuant to this code. Revocation of the Medical Marijuana Business Permit shall trigger the City's proceedings to revoke this CUP. The CUP granted herein shall not be construed to allow any subsequent owner/operator to continue operating under PA-18-09 until a valid Medical Marijuana Business Permit is received from the City of Costa Mesa.
- 9. This business operator shall pay all sales, use, business and other applicable taxes, and all license, registration, and other fees and permits required under federal, state and local law. This business operator shall cooperate with the City with respect to any reasonable request to audit the medical marijuana business' books and records for the purpose of verifying compliance with the CMMC and this CUP, including but not limited to a verification of the amount of taxes required to be paid during any period.

- 10. a. The owner/operator of this medical marijuana business shall maintain accurate books and records, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis, or at any time upon reasonable request of the City, the owner/operator shall file a sworn statement detailing the number of sales by the medical marijuana business during the previous twelve month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes paid or due to be paid.
  - b. The owner/operator shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the medical marijuana business, and separately of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the medical marijuana business. The register required by this condition shall be provided to the City Manager upon a reasonable request.
  - c. The owner/operator shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products for all stages of the production or manufacturing, laboratory testing and distribution processes. Subject to any restrictions under the Health Insurance Portability and Accountability Act (HIPPA), the owner/operator shall allow City officials to have access to the business's books, records, accounts, together with any other data or documents relevant to its permitted medical marijuana activities, for the purpose of conducting an audit or examination. Books, records, accounts, and any and all relevant data or documents will be produced no later than twenty-four (24) hours after receipt of the City's request, unless otherwise stipulated by the City.
  - d. The owner/operator shall have in place a point-of-sale tracking system to track and report on all aspects of the medical marijuana business including, but not limited to, such matters as cannabis tracking, inventory data, and gross sales (by weight and by sale). The owner/operator shall ensure that such information is compatible with the City's record-keeping systems. The system must have the capability to produce historical transactional data for review by the City Manager.
- 11. The owner/operator shall obtain and maintain at all times during the term of the permit comprehensive general liability insurance and comprehensive automotive liability insurance protecting the permittee in an amount of not less than one million dollars (\$1,000,000.00) per occurrence, combined single limit, including bodily injury and property damage and not less than one million dollars (\$1,000,000.00) aggregate for each personal injury liability, products-completed operations and each accident, issued by an insurance provider admitted and authorized to do business in California and shall be rated at least A-:viii in A.M. Best & Company's Insurance Guide. Proof of said insurance must be provided to the Planning Division before the business commences operations. Any changes to the insurance policy must be submitted to the Community Improvement Division within 10 days of the date the change is effective.

- 12. The operator shall maintain a valid Marijuana Business Permit and a valid Business License at all times. The Marijuana Business Permit application number associated with this address is MX-17-0015. Upon issuance, the Marijuana Business Permit will be valid for a two-year period and must be renewed with the Community Improvement Division prior to its expiration date, including the payment of permit renewal fees.
- 13. No person may engage in any medical marijuana business or in any medical marijuana activity within the City including manufacture, processing, laboratory testing, transporting, dispensing, distribution, or sale of medical cannabis or a medical cannabis product unless the person:
  - a. Has a valid Medical Marijuana Business Permit from the City.
  - Pays all Medical Marijuana Business Permit and all application fees and deposits established by resolution of the City Council, including, but not limited to, annual Community Improvement Division Inspection deposits.
  - c. Has obtained all applicable planning, zoning, building, and other applicable permits from the relevant governmental agency which may be applicable to the zoning district in which such medical marijuana business intends to operate.
  - d. Has obtained a City business license pursuant to Chapter I of the Municipal Code.
  - e. Has met all requirements of Community Improvement Division regarding the property.
  - f. Has satisfied all conditions of approval of this CUP.
- 14. Cannabis shall not be consumed on the premises at any time, in any form.
- 15. No outdoor storage of cannabis or cannabis products is permitted at any time.
- 16. All cannabis and cannabis products sold, distributed or manufactured shall be cultivated, manufactured, and transported by licensed facilities that maintain operations in full conformance with State and local regulations.
- 17. The sale, dispensing, or consumption of alcoholic beverages on or about the premises is prohibited.
- 18. Persons under the age of twenty-one (21) years shall not be allowed on the premises of this business. It shall be unlawful and a violation of this CUP for the owner/operator to employ any person who is not at least twenty-one (21) years of age.
- 19. The owner/operator shall prohibit loitering by persons outside the facility both on the premises and within fifty feet (50') of the premises.
- 20. No cannabis or cannabis products, or graphics depicting cannabis or cannabis products, shall be visible from the exterior of this property, or on any of the vehicles owned or used as part of the medical marijuana business.
- 21. Each entrance to the business shall be visibly posted with a clear and legible notice stating the following:
  - a. That smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the medical marijuana business is prohibited.
  - b. That no person under the age of twenty-one (21) years of age is permitted to enter upon the premises.
  - c. That loitering by persons outside the facility both on the premises and within fifty feet (50') of the premises is prohibited.

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- 22. Odor control devices and techniques shall be incorporated to ensure that odors from marijuana are not are not detected outside the property, anywhere on adjacent property or public right-of-way, or within any other units located within the same building as the medical marijuana business. Building and mechanical permits must be obtained from the Building Division prior to work commencing on any part of the odor control system.
- 23. Security and Safety Measures: The Security Plan and Safety Plan identified in the approved Medical Marijuana Business Permit must be implemented at all times and must conform to the requirements of both Title 9, Chapter VI and the City's Administrative Regulation Number 4.2.
- 24. Every manager, supervisor, employee or volunteer of the medical marijuana business must submit fingerprints and other information specified on the Medical Marijuana Business Permit for a background check by the Costa Mesa Police Department to verify that person's criminal history.
  - a. No employee or volunteer may commence paid or unpaid work for the business until the background checks have been approved.
  - b. No medical marijuana business or owner thereof may employ any person who has convicted of a felony within the past 7 years, unless that felony has been dismissed, withdrawn, expunged or set aside pursuant to Penal Code sections 1203.4, 1000 or 1385, or who is currently on probation or parole for the sale, distribution, possession or manufacture of a controlled substance.
- 25. All employees must wear an identification badge while on the premises of the business, in a format prescribed by the City Manager.
- 26. Should any employee, volunteer or other person who possess an identification badge be terminated or cease their employment with the business, the applicant shall return such identification badge to the Community Improvement Division within 24 hours, not including weekends and holidays.
- 27. Inspections of this medical marijuana business by the City's Community Improvement Division will be conducted, at a minimum, on a quarterly basis. Code Enforcement officers, the Building Official and/or the Fire Marshall may enter and inspect the location of this business between the hours of 8 a.m. and 5 p.m. Monday through Friday upon 24 hours' telephonic notice to the owner or operator, to ensure compliance with this CUP.
- 28. The City Manager or his or her designees may enter this business at any time during the hours of operation without notice, and inspect the location of this business as well as any recordings and records required to be maintained pursuant to Title 9, Chapter VI or under applicable provisions of State law. The City Manager or his or her designees may conduct inspections at the site, as well as any recordings and records required to be maintained pursuant to Title 9, Chapter VI or under applicable provisions of State law.
- 29. Suspension of a license issued by the State of California, or by any of its departments or divisions, shall immediately suspend the ability of a medical marijuana business to operate within the City, until the State of California, or its respective department or division, reinstates or reissues the State license. Should the State of California, or any of its departments or

divisions, revoke or terminate the license of a medical marijuana business, such revocation or termination shall also revoke or terminate the ability of a medical cannabis business to operate within the City. This CUP will expire and be of no further force and effect if any state issued license remains suspended for a period of 6 months. Documentation of three violations during routine inspections or investigations of complaints shall result in the Community Inprovement Division scheduling a hearing before the Director of Development Services to consider revocation of the Medical Marijuana Business Permit.

- 30. The business must obtain any and all licenses required by state law and/or regulation prior to engaging in any cannabis activity at the property.
- 31. Pursuant to Title 9, Chapter VI It is unlawful for any person having responsibility for the operation of a medical marijuana business, to impede, obstruct, interfere with, or otherwise not to allow, the City to conduct an inspection, review or copy records, recordings or other documents required to be maintained by a medical marijuana business under this chapter or under state or local law. It is also unlawful for a person to conceal, destroy, deface, damage, or falsifies any records, recordings or other documents required to be maintained by a medical marijuana business under this chapter or under state or local law.
- 32. The uses authorized by this Conditional Use Permit must be conducted in accordance with all applicable state and local laws, including, but not limited to compliance with the most current versions of the provisions of the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.
- 33. Notwithstanding any provision of the Zoning Code to the contrary, including but not limited to § 12-29(p)(1), this Conditional Use Permit may only be amended by following the same procedure and fee schedule as required for the initial approval, and may not be modified by a minor conditional use permit.
- 34. Any change in equipment, operation, or hazard shall be submitted to the City for review and approval prior to the change taking place.
- 35. The operator shall maintain free of litter all areas of the premises under which applicant has control.
- 36. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The operator shall institute whatever security and operational measures are necessary to comply with this requirement.
- 37. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include

the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.

# **CODE REQUIREMENTS**

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

Plng.

- All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
- 2. Approval of the planning/zoning application is valid for two (2) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and has continued to maintain a valid building permit by making satisfactory progress as determined by the Building Official, 2) a certificate of occupancy has been issued, or 3) the use is established and a business license has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
- 3. Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.
- 4. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
- 5. Street address shall be visible from the public street and/or shall be displayed on the freestanding sign. If there is no freestanding sign, the street address may be displayed on the fascia adjacent to the main entrance or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum twelve (12) inches in height with not less than three-fourth-inch stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be four (4) inches in height with not less than one-fourth-inch stroke and shall contrast sharply with the background
- 6. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.

7. Trash enclosure(s) or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform with City standards.

Bldg.

- 8. Comply with the requirements of the following adopted codes: 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code, and 2016 California Energy Code (or the applicable adopted California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, and California Energy Code, at the time of plan submittal or permit issuance) and California Code of Regulations, also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings, and elements by individuals with disability shall comply with Chapter 11B of the 2016 California Building Code.
- The conditions of approval and ordinance or code provisions of planning application PA-18-09 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
- Prior to the Building Division issuing a demolition permit. contact South Coast Air Quality Management District (AQMD) located at: 21865 Copley Dr.

Diamond Bar, CA 91765-4178

Tel: 909- 396-2000

or

Visit their web site:

http://www.costamesaca.gov/modules/showdocument.aspx?documentid =23381. The Building Div. will not issue a demolition permit until an Identification Number is provided by AQMD.

- 11. Plans shall be prepared by a California licensed Architect or Engineer. Plans shall be wet stamped and signed by the licensed Architect or Engineer prior to the issuance of building permits.
- 12. Equipment shall be approved for use by a recognized testing laboratory.

Fire

- 13. Comply with the requirements of the 2016 California Fire Code and referenced standards as amended by the City of Costa Mesa.
- 14. Volatile extraction and post-processing winterization operations shall be conducted according to the approved Registered Design Professional's technical report; Fire Department approved Safety Plan; and the approved building construction plans.
- 15. Any change in equipment, operation, or hazard shall be submitted to the City for review and approval before the change taking place.
- 16. A copy of the approved technical report and Safety Plan shall be maintained onsite at all times, and it shall be available at the request of any City Official.
- 17. The storage, use, and disposal of volatiles, solvents, or hazardous materials at this facility shall be conducted according to the California Fire Code and the Orange County Environmental Health Department regulations.
- 18. Medical marijuana liquid or solid waste must be made unusable and unrecognizable before leaving a secured storage area and shall be disposed of at facility approved to receive such waste.

- 19. Quarterly Fire & Life Safety Inspections will be conducted by the Community Risk Reduction Division to verify compliance with the approved operation. The applicant will pay for the inspection according to the Additional Required Inspections as adopted in the Fee Schedule.
- 20. Annual Fire & Life Safety Inspections will be conducted by the Fire Station Crew for emergency response pre-planning and site access familiarization. The applicant will pay for the inspection according to the adopted Fee Schedule.

# SPECIAL DISTRICT REQUIREMENTS

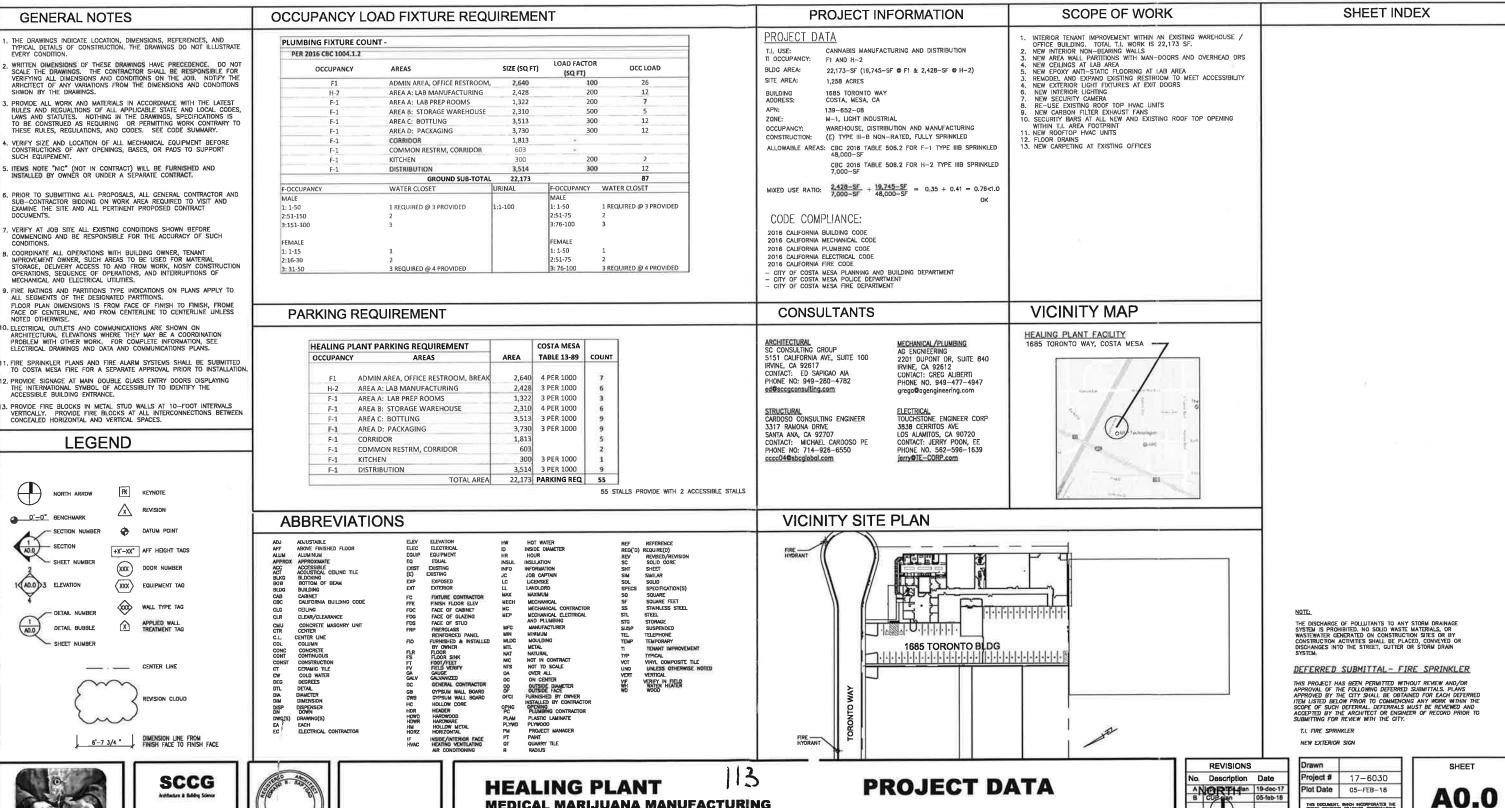
The requirements of the following special districts are hereby forwarded to the applicant:

- Sani. 1. The applicant is required to contact the Costa Mesa Sanitary District at (949) 654-8400 to arrange final sign-off prior to certificate of occupancy being released.
  - 2. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements.
- AQMD 3. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
- Water 4. Customer shall contact the Mesa Water District Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District.
- State 5. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

# ATTACHMENT 5

HEALING PLANT

# MEDICAL MARIJUANA MANUFACTURING AND DISTRIBUTION 1685 TORONTO WAY, COSTA MESA, CA 92626

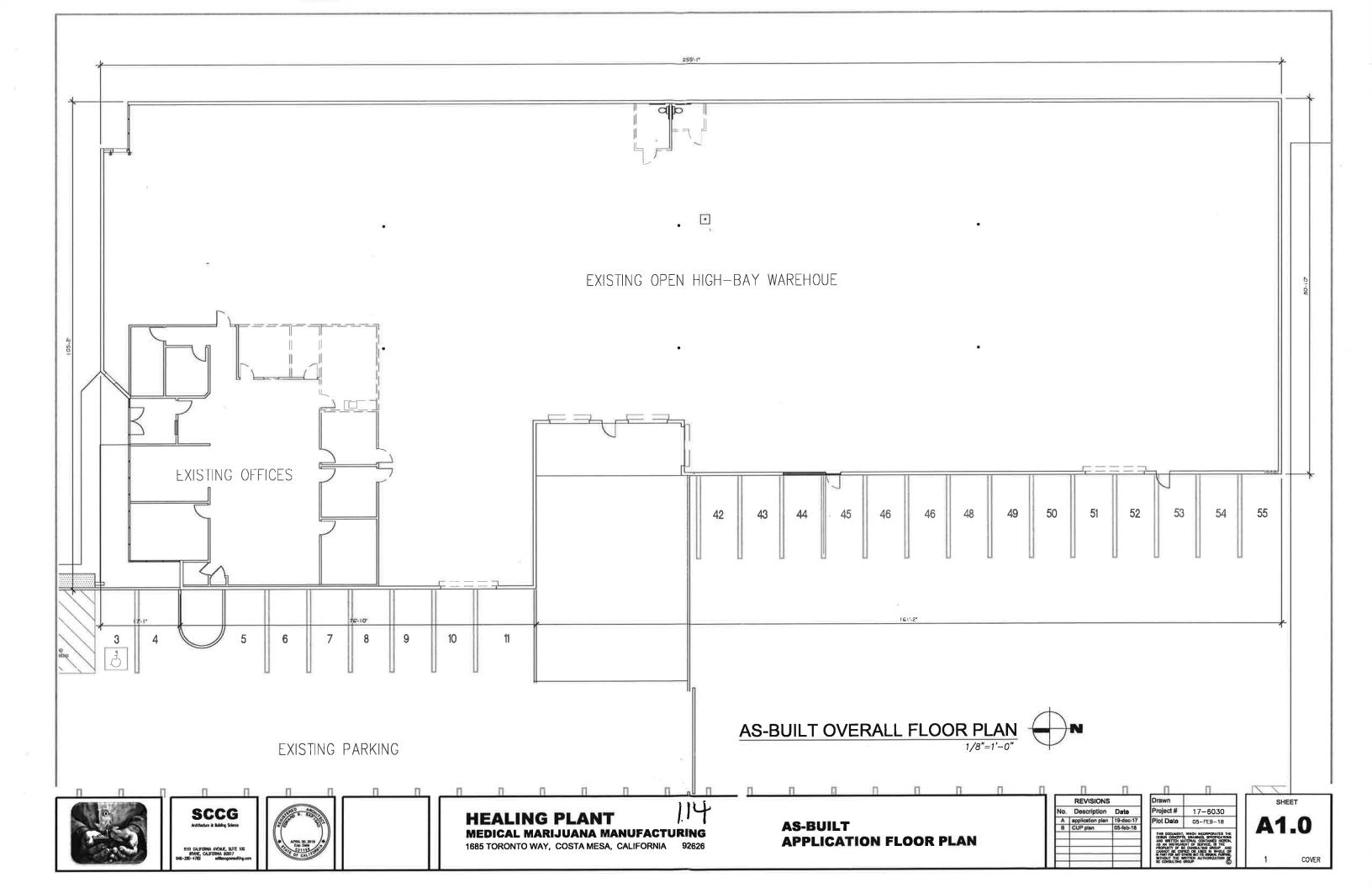


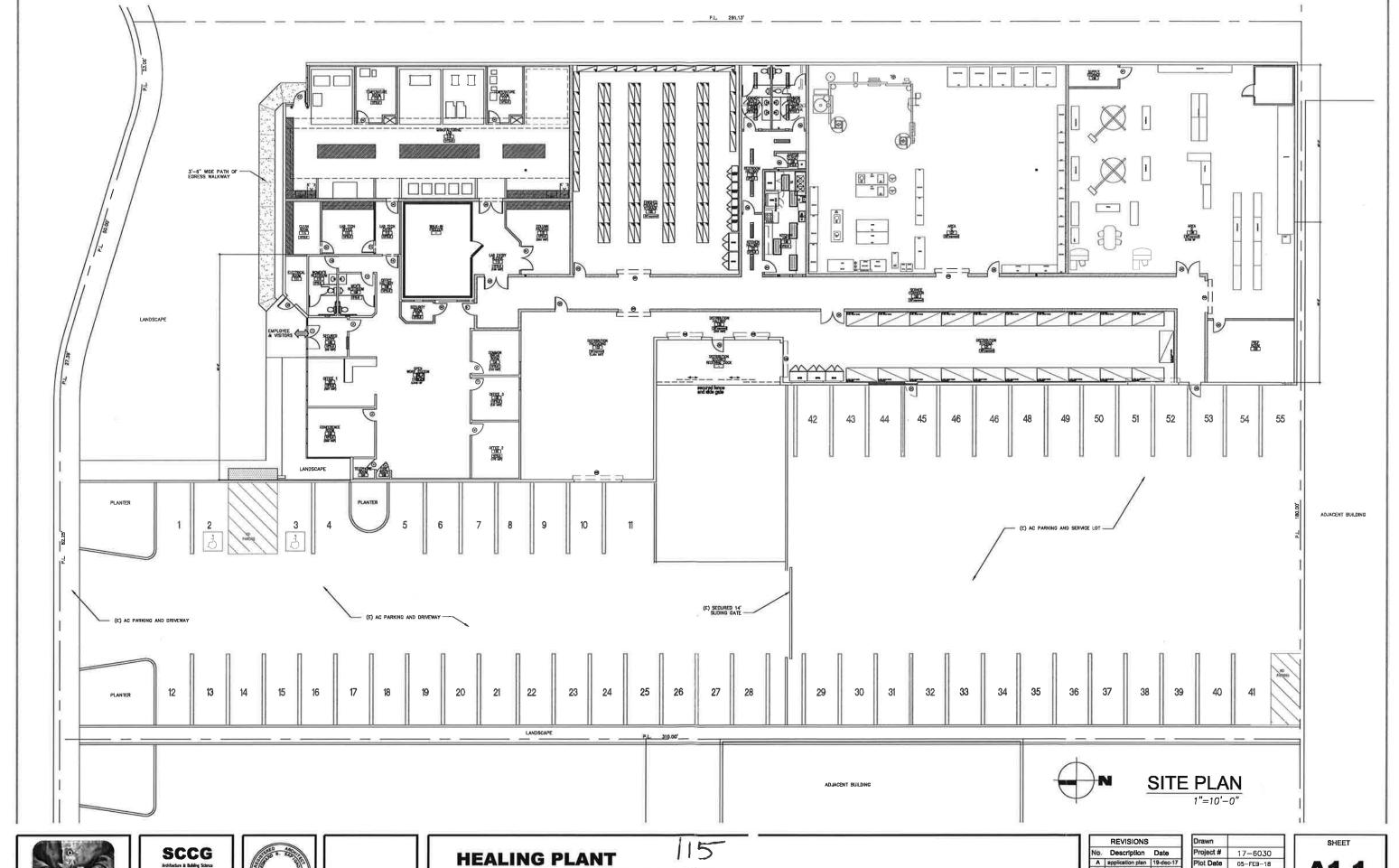


5151 CALIFORNIA AVENUE, SLITE 100 RYWNE, CALIFORNIA 92517



**MEDICAL MARIJUANA MANUFACTURING** 1685 TORONTO WAY, COSTA MESA, CALIFORNIA 92626







SCCG 5151 CALFORNIA AVENUE, SIJITE 100 RVINE, CALFORNIA 92817 9-280-4782 **alfanogramulti**ng.co

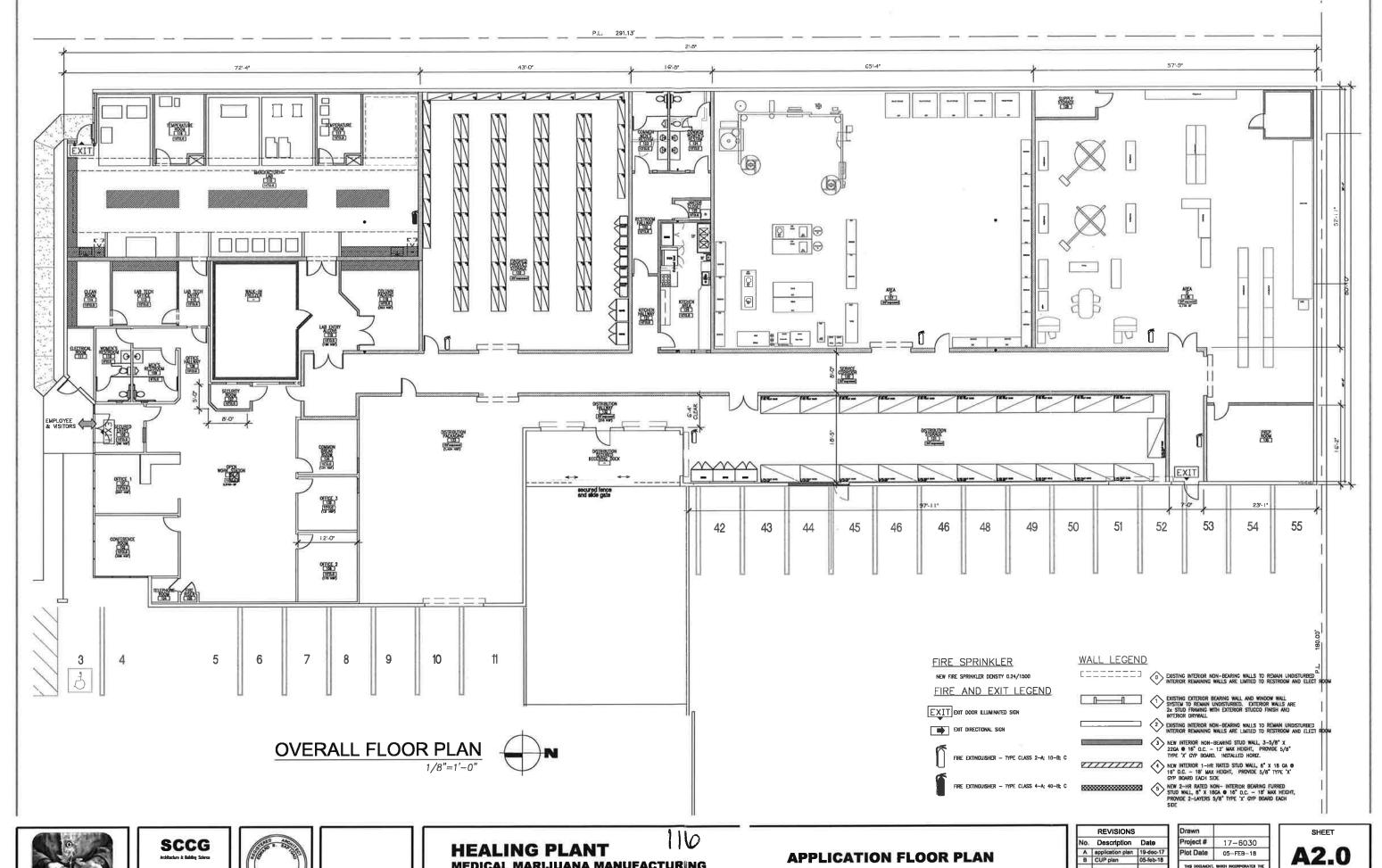


**MEDICAL MARIJUANA MANUFACTURING** 1685 TORONTO WAY, COSTA MESA, CALIFORNIA 92626

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В	CUP plan	05-feb-18	
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SITE PLAN





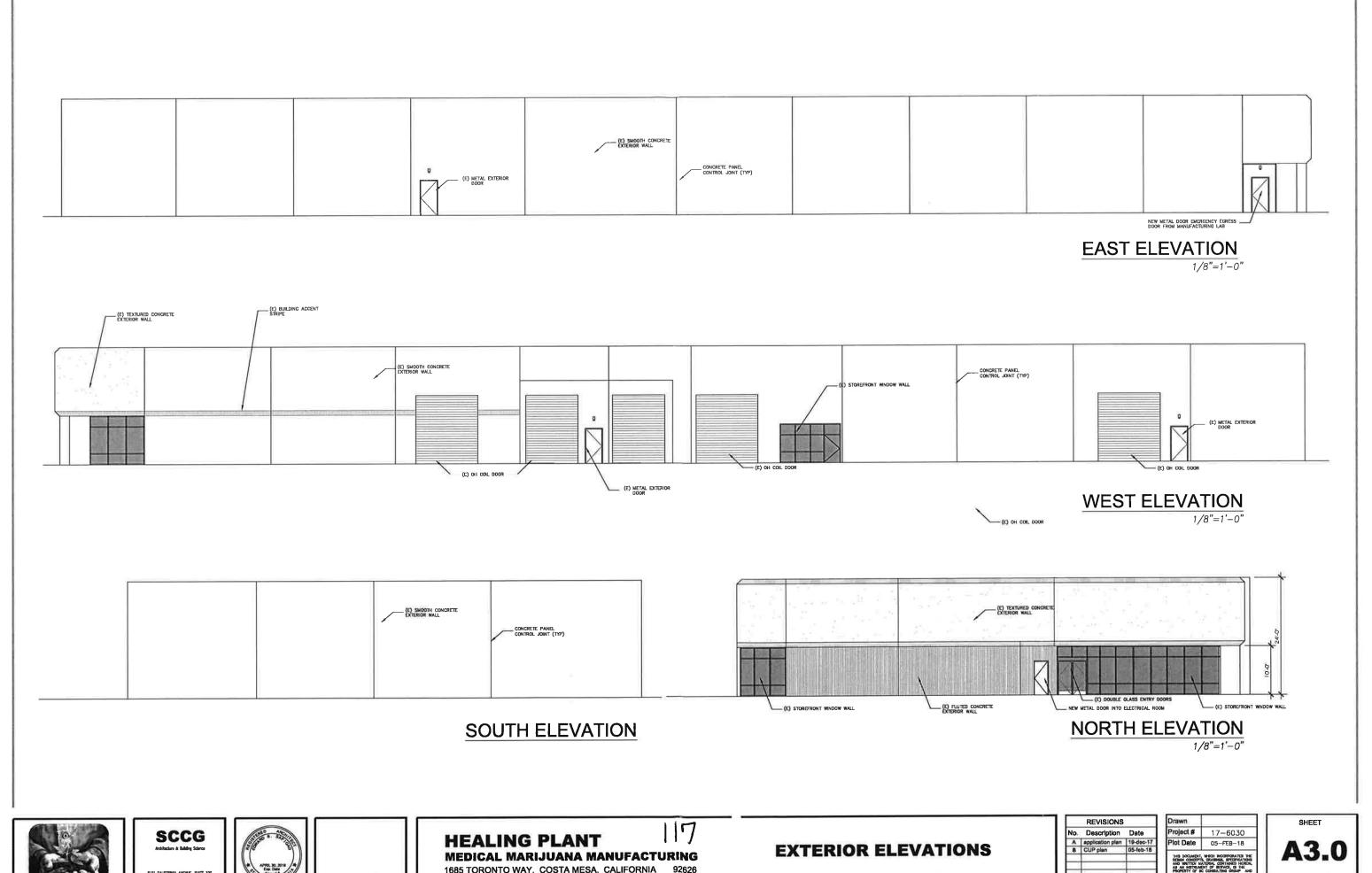




**MEDICAL MARIJUANA MANUFACTURING** 1685 TORONTO WAY, COSTA MESA, CALIFORNIA 92626

_	REVISIONS	
No.	Description	Date
A	application plan	19-dec-17
В	CUP plan	05-feb-18

COVER









1685 TORONTO WAY, COSTA MESA, CALIFORNIA 92626

A application plan 19-de	
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Plot Date	05-FEB-18
Project #	17-6030
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**ELEVATIONS**